

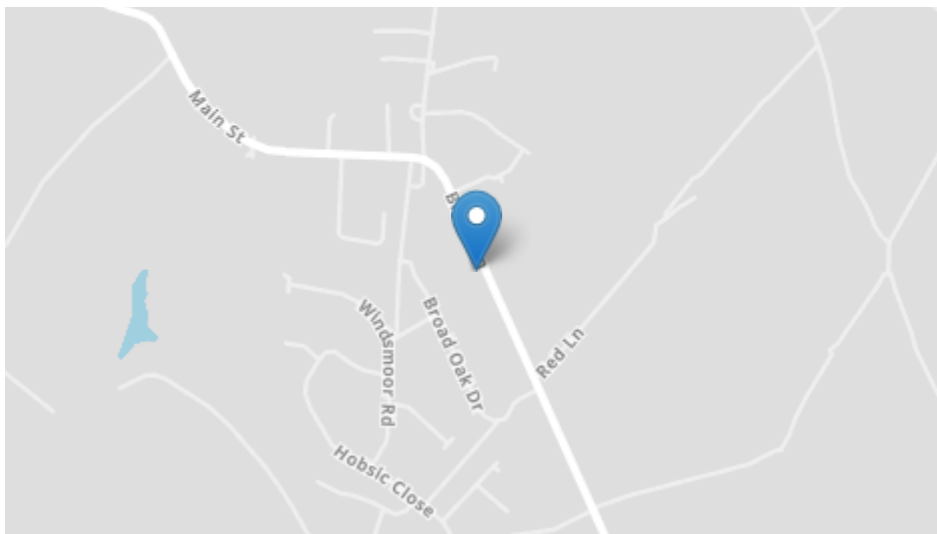
Broad Lane, Brinsley, NG16 5BE

Offers Over £290,000



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want to view?

Call us on 0115 938 5577

Our lines are open 8am - 8pm

7 Days a week

or email

mail@watsons-residential.co.uk

Ref - 26313737



Our Seller says....

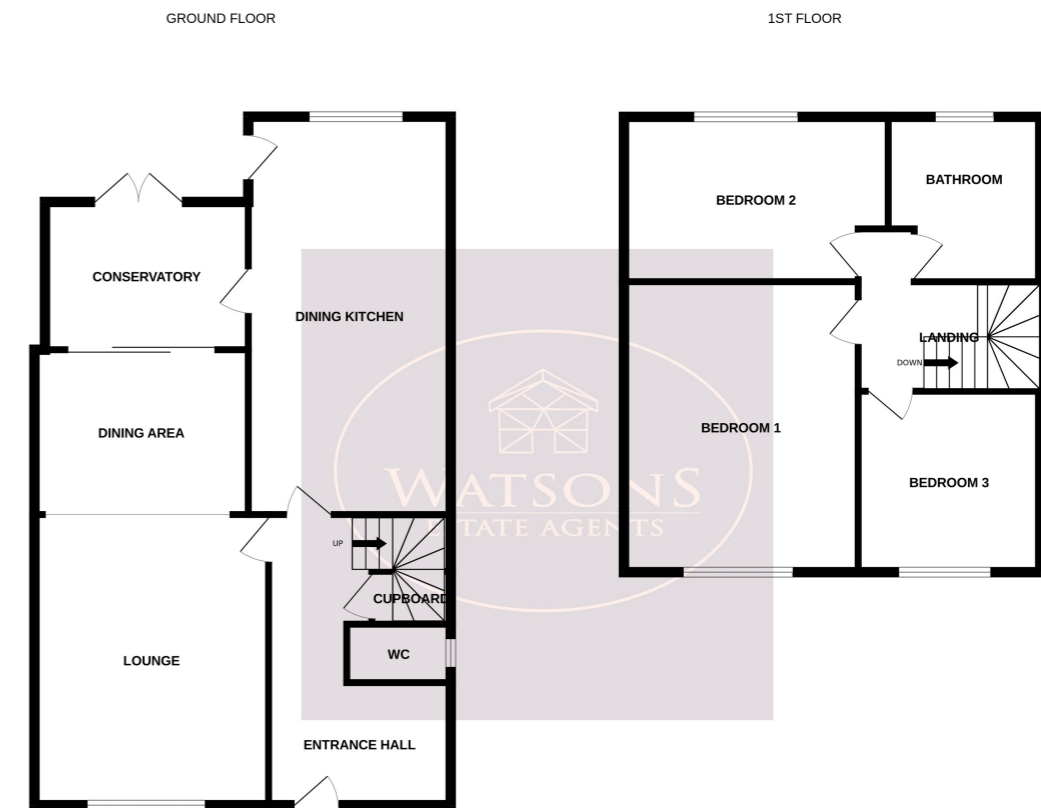
- Detached Family Home
- 3 Double Bedrooms
- Open Plan Dining Kitchen
- Downstairs WC
- Conservatory
- Off Road Parking & Garage
- Short Drive To Eastwood Town Centre
- Semi Rural Location

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

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8am-8pm - 7days



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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*** MUST VIEW! *** MUST VIEW! *** Watsons are pleased to present this detached property in the popular village of Brinsley. Coming to the market with NO UPWARD CHAIN with features including 3 double bedrooms, spacious living accommodation and a good size rear garden! The accommodation is well presented throughout with the ground floor comprising in brief; entrance hall with ample cloakroom space, WC, lounge with open plan access to the dining area, open plan dining kitchen and a conservatory overlooking the rear garden. On the first floor, the landing leads to 3 DOUBLE bedrooms and the family bathroom. Outside, the rear garden is particularly appealing offering a high level of privacy and an additional 'secret garden' which the kids would love. A driveway to the front and side of the property provides good off street parking and there is a detached single garage too.

A wide range of amenities in Eastwood are only 2 miles away and Brinsley Primary & Nursery School (OFSTED 'GOOD') is within walking distance. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, uPVC double glazed window to the front, 2 radiators, under stairs storage and stairs to the first floor.

WC

WC, pedestal sink unit and obscured uPVC double glazed window to the side.

Lounge

5.0m x 4.04m (16' 5" x 13' 3") UPVC double glazed window to the front, radiator and open to the dining area.

Dining Area

3.49m x 2.62m (11' 5" x 8' 7") Radiator, aluminium sliding patio doors leading to the conservatory.

Dining Kitchen

4.36m x 3.03m (14' 4" x 9' 11") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for Range style cookers with extractor over and plumbing for dishwasher. Tiled flooring, ceiling spotlights, radiator. UPVC double glazed window to the rear, door to the conservatory and door to the side leading to the rear garden.

Conservatory

3.63m x 2.78m (11' 11" x 9' 1") UPVC double glazed window to the rear, tiled flooring, pitched polycarbonate roof and uPVC double glazed French doors leading to the rear garden. Door to the dining kitchen.

First Floor

Landing

Access to the attic (partly boarded with drop down ladder) and doors to all bedrooms and bathroom.

Bedroom 1

5.04m x 4.05m (16' 6" x 13' 3") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 2

3.22m x 3.1m (10' 7" x 10' 2") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 3

4.66m x 2.81m (15' 3" x 9' 3") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising concealed cistern WC, pedestal sink unit and bath with electric shower over. Chrome heated towel rail, ceiling spotlights, airing cupboard housing the combination boiler and obscured uPVC double glazed window to the rear.

Outside

To the front and running alongside the property is a tarmac and concrete driveway providing ample off road parking, leading to the detached garage with up & over door & power and with plumbing for washing machine. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of mature plants & shrubs with a secret garden to the rear.