

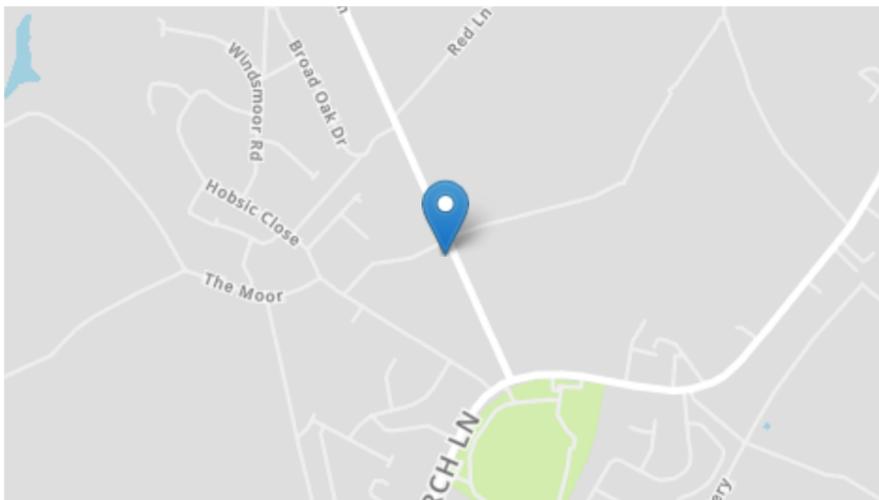
Broad Lane, Brinsley, NG16 5BX

Guide Price £220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- Three Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Conservatory
- Ground Floor WC & First Floor Bathroom
- Countryside Views To Rear
- Ample Off Road Parking
- Generous Rear Garden
- Great Road & Transport Links

Our Seller says....

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 - 30136847

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

0115 938 5577
 8am-8pm - 7days



*** GUIDE PRICE £220,000 - £230,000 *** A BREATH OF FRESH AIR ON BROAD LANE *** This semi detached family home offers well presented and versatile accommodation, making it an ideal purchase for first time buyers or growing families alike. The property benefits from excellent road and transport links including the M1 and Rainbow One bus route, while also enjoying countryside views to the rear, providing the perfect balance of convenience and semi rural living. The accommodation comprises a welcoming entrance hall leading through to a spacious lounge with feature fireplace, creating a comfortable and inviting living space. To the rear is a modern fitted kitchen with a range of units and integrated appliances, along with access to a useful lobby and ground floor WC. The property also benefits from a bright conservatory with French doors opening onto the rear garden, offering additional living space ideal for relaxing or entertaining. To the first floor there are three bedrooms along with a family bathroom fitted with a three piece suite, providing practical accommodation for a range of buyers. Externally, the property benefits from ample off road parking to the front, while to the rear is a generous garden featuring decked seating areas, lawn and a timber shed, all enjoying pleasant countryside views beyond. Offering great outdoor space, a convenient location and lovely views, this home is not to be missed. Contact our team today to arrange your viewing. 0115 938 5577 (Option 2)

Ground Floor

Entrance Hall

UPVC entrance door, stairs to first floor and door to lounge.

Lounge

4.27m x 4.10m (14' 0" x 13' 5") UPVC double glazed window to the front, engineered oak flooring,, feature fireplace, ceiling fan and door to kitchen.

Kitchen

3.72m x 2.68m (12' 2" x 8' 10") A range of wall and base units with with inset 1.5 stainless steel sink & drainer unit. Integrated appliances including electric oven, gas hob with extractor over, and space for fridge freezer. Tiled flooring, uPVC double glazed internal window, uPVC door to the conservatory and door to the lobby.

Lobby

Understairs storage cupboard with space for tumble dryer and plumbing for washing machine, door to WC and uPVC door to the side.

WC

WC, wall mounted sink, obscured uPVC double glazed window to the side, tiled flooring and wall mounted combination boiler.

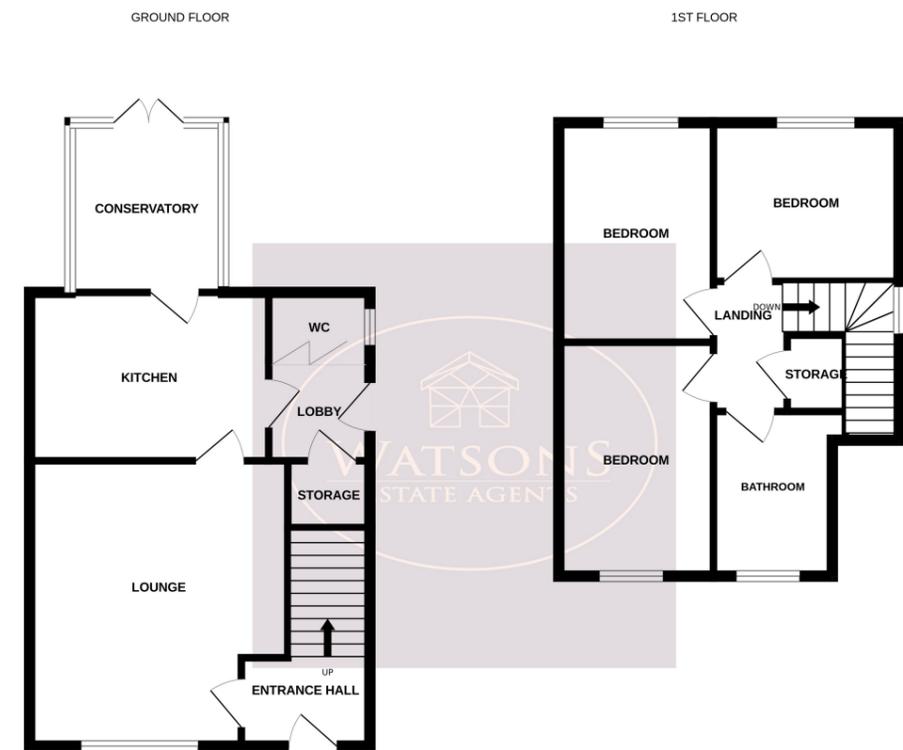
Conservatory

2.68m x 2.48m (8' 10" x 8' 2") UPVC double glazed windows to the sides, tiled flooring and uPVC French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, storage cupboard and doors to all bedrooms and bathroom.



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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Bedroom 1

3.13m x 2.66m (10' 3" x 8' 9") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.65m x 2.35m (12' 0" x 7' 9") UPVC double glazed window to the front and radiator.

Bedroom 3

2.49m x 2.20m (8' 2" x 7' 3") UPVC double glazed window to the rear and radiator.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath. Tiled flooring, tiled walls, chrome heated towel rail and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a large off road parking area giving access to the entrance door and timber gate to the rear garden, enclosed by a mixture of well established hedges and timber fencing. To the rear of the property is a raised decked seating area with gravel edging and timber shed to the side. There is a large turfed lawn area with countryside views, and the rear garden is palisade by a mixture of timber fencing and well established hedges.

*** Agent Note ***

AGENT NOTE: The seller has provided the following information; the gas boiler is located in the ground floor wc, it is under three years old and was last serviced in 2025.