

Church Lane, Brinsley, NG16 5AB

£300,000



Church Lane, Brinsley, NG16 5AB

£300,000



Our Seller says....

- Detached House
- 3 Double Bedrooms
- 3 Reception Rooms
- Fitted Kitchen
- En Suite & Family Bathroom
- Driveway & Garage/Workshop
- Landscaped Rear Garden
- Sought After Village Location

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 - 27915805

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



\*\*\* STYLE AND SIZE! \*\*\* Boasting over 130 sq meters of internal space this spacious three DOUBLE bedroom structurally detached period home will amaze and delight viewers with everything that this fantastic home has to offer! Benefiting from fabulous open living space which comprises front and rear sitting rooms, dining room and a farmhouse style fitted kitchen, upstairs you will find three DOUBLE bedrooms with master en-suite and a family bathroom and outside is a well established garden, private driveway and detached GARAGE AND WORKSHOP. Being located in the sought after village of Brinsley the property is located very conveniently for local schools, public transport and access to road networks. To see all of this and much more call our team today to book your viewing!

## Ground Floor

### Entrance Porch

UPVC double glazed window and entrance door to the front and built in storage cupboard.

### Hallway

Under stairs storage cupboard, opening to the lounge and stairs to the first floor.

### Lounge

5.2m x 3.94m (17' 1" x 12' 11") UPVC double glazed window to the front, open fireplace with feature brick surround, 2 radiators, solid wood floor and door to the kitchen.

### Kitchen

4.5m x 2.7m (14' 9" x 8' 10") A range of matching wall & base units with worksurfaces incorporating an inset 1.5 bowl sink & drainer unit. Integrated appliances including fridge freezer, dishwasher, electric oven and ceramic hob with extractor over. Plumbing for washing machine, ceiling spotlights, tiled flooring and opening to the dining room.

### Dining Room

4.19m x 3.01m (13' 9" x 9' 11") Composite door to the side, radiator, feature brick wall and opening to the snug.

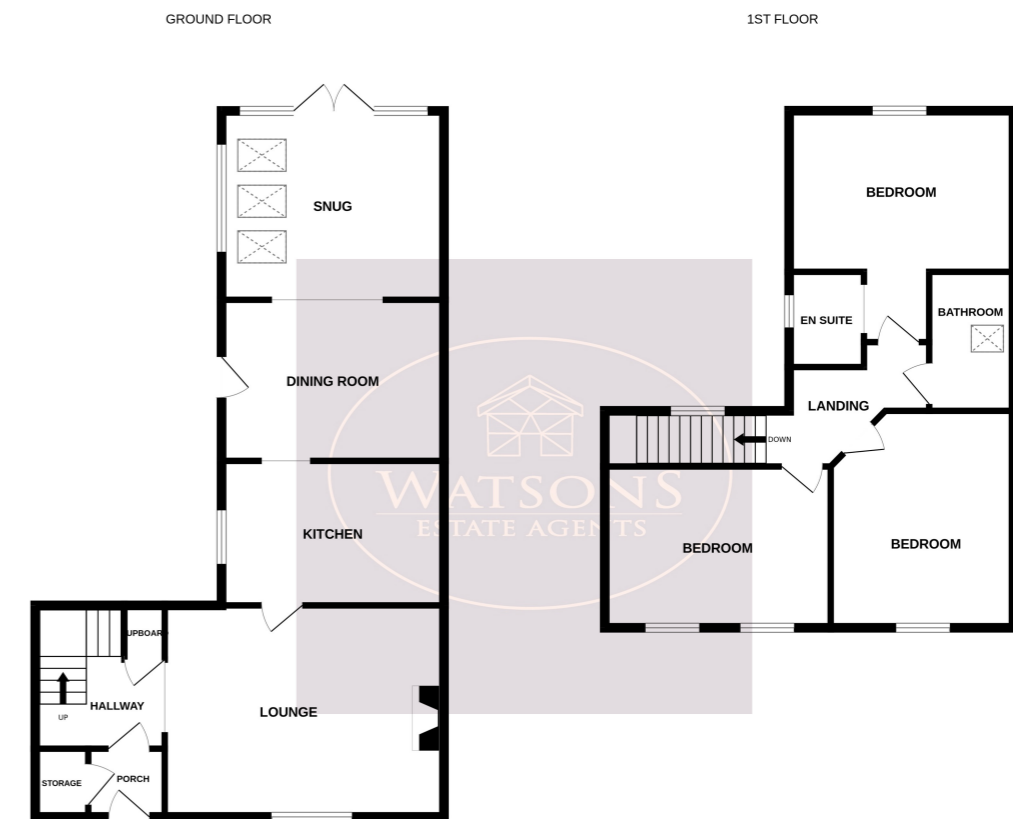
### Snug

4.15m x 3.53m (13' 7" x 11' 7") UPVC double glazed windows to the side and rear, 3 Velux windows, radiator and French doors to the rear garden.

## First Floor

### Landing

UPVC double glazed window to the rear, access to the attic, doors to all bedrooms and the 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.  
Made with Metropix 12/2021

### Bedroom 1

UPVC double glazed window to the rear, ceiling spotlights, radiator and opening to the en suite.

### En Suite

White 3 piece suite comprising wc, vanity sink unit and shower cubicle with electric shower. Chrome heated towel rail, ceiling spotlights, tiled floor, fully tiled walls and uPVC double glazed window to the side.

### Bedroom 2

4.2m x 3m (13' 9" x 9' 10") UPVC double glazed window to the front, radiator and laminate wood flooring.

### Bedroom 3

4.17m x 2.97m (13' 8" x 9' 9") UPVC double glazed window to the front, ceiling spotlights and radiator.

### Bathroom

White 4 piece suite comprising wc, vanity sink unit, panelled whirlpool bath and shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights, tiled floor, fully tiled walls and Velux window to the side.

### Outside

To the front of the property are flower bed borders with a range of plants and shrubs and brick paved driveway leading alongside to the detached garage/workshop fitted with power and up & over door. The rear garden is enclosed by brick wall & timber fencing to the perimeter with gated access to the side and comprises paved patio, turfed lawn and flower bed borders with a range of plants and shrubs.