

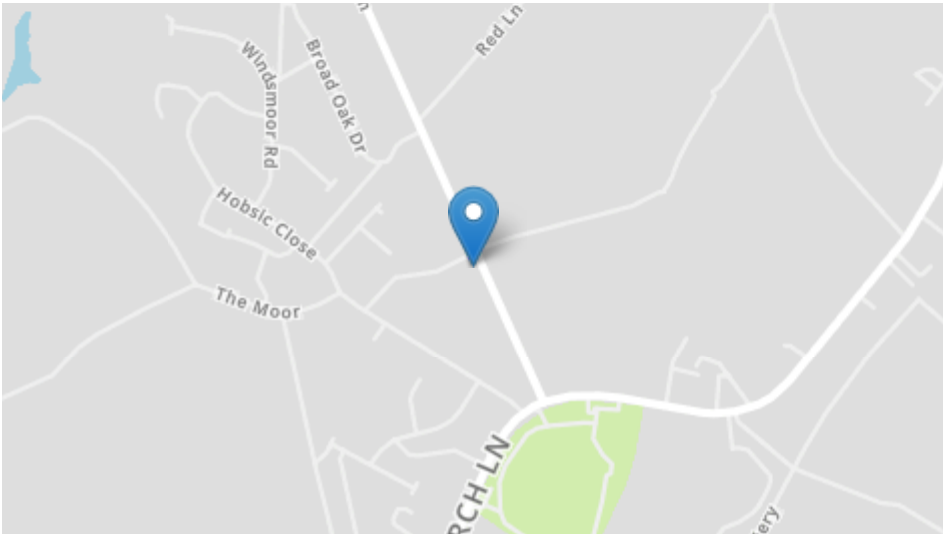
Broad Lane, Brinsley, NG16 5BD

Offers Over £200,000



Broad Lane, Brinsley, NG16 5BD

Offers Over £200,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	77
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Period Property
- 2 Double Bedrooms
- 2 Reception Rooms
- Modern Fitted Kitchen
- Family Bathroom With 4 Piece Suite
- Private South West Facing Rear Garden
- Off Street Parking
- Well Presented Throughout
- No Upward Chain

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 - 28736708

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



*** BROADLY SPEAKING BROAD LANE IS THE HOME FOR YOU! *** NO CHAIN *** Located in the desirable village of Brinsley is this stylish period home which boasts great space in side, private drive with EV charger and a great SOUTH WEST facing garden to the rear! Comprising a living room, dining room, fitted kitchen, two DOUBLE bedrooms and a modern 4 piece bathroom. A great property perfect for first time buyers or those looking to downsize and close to many great amenities such as country parks, shops, public transport and excellent road links. All you need to do to get the keys to this fabulous home is book your viewing now! Call our friendly team to book your viewing.

Ground Floor

Dining Room

3.93m x 3.51m (12' 11" x 11' 6") UPVC double glazed window and composite entrance door to the front. Radiator and door to the lounge.

Lounge

4.76m x 3.93m (15' 7" x 12' 11") UPVC double glazed window to the rear, inglenook fireplace with inset multi fuel burner, radiator and under stairs storage cupboard. Door to the kitchen and stairs to the first floor.

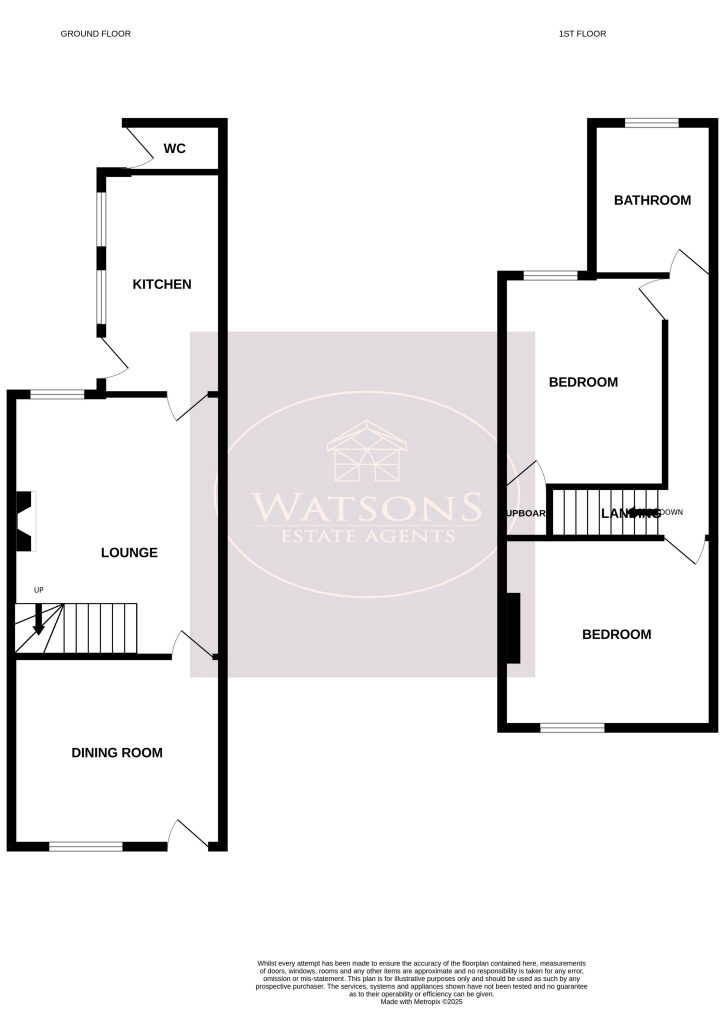
Kitchen

4.1m x 2.04m (13' 5" x 6' 8") A range of shaker style matching wall & base units with granite work surfaces incorporating an inset Belfast sink with mixer tap. Integrated appliances including dishwasher and range cooker with extractor over. Space for fridge freezer, laminate wood flooring, radiator and wall mounted combination boiler. 2 uPVC double glazed windows to the side and door to the rear garden.

First Floor

Landing

Radiator, access via drop down ladder to the attic which has been boarded with Velux windows. Doors to both bedrooms and the bathroom.



Bedroom 1

3.87m x 3.32m (12' 8" x 10' 11") UPVC double glazed window to the front and radiator.

Bedroom 2

3.66m x 3m (12' 0" x 9' 10") UPVC double glazed window to the rear and radiator.

Bathroom

White 4 piece suite comprising wc, pedestal sink unit, freestanding bath and shower cubicle with mains fed rainfall shower. Chrome heated towel rail, partly tiled walls and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a driveway with parking for 2 vehicles and EV charger point. The rear garden is enclosed by timber fencing and block wall to the perimeter with gated access to the side and comprises paved patio seating area, turfed lawn, flower bed borders with a range of plants and shrubs and brick built outhouse housing an outdoor WC.