

Church Lane, Brinsley, NG16 5AB

£160,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Mid Terrace Home
- 2 Good Size Bedrooms
- Spacious Dining Lounge
- Fitted Kitchen
- Three Piece Bathroom
- Low Maintenance Rear Garden
- Off Road Parking & Car Port To The Rear
- Great Access To Public Transport (Rainbow One)
- Walking Distance From Country Trails
- Ideal For First Time Buyers & Investors

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 - 29340073

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





\*\*\* SEARCHING FOR YOUR FIRST HOME IN A VILLAGE LOCATION? LOOK NO FURTHER! \*\*\* A brilliant first time buy here on Church Lane in the popular village of Brinsley. Offered to the market with no upward chain and benefiting from a generous lounge/diner, west facing rear garden, and parking to the rear(parking available via a 'peppercorn' fee to the council.) Briefly comprising; entrance porch, lounge/diner, kitchen. To the first floor, two bedrooms and bathroom. Outside, a small low maintenance garden to the front, and a generous west facing garden to the rear where there is also a car port and parking, subject to a 'peppercorn' fee to the council per year. Brinsley is a well regarded village with surrounding countryside and wonderful walks. There is a cafe a short walk away, along with a chip shop and convenience store. Further amenities can be found via the nearby town of Eastwood, plus excellent nearby road and commuter links. Contact Watsons to arrange a viewing.

\*\*\* AGENT NOTE \*\*\*

Agent note: The seller has passed on the following information; the property has a combination boiler installed in August 2025, it is located in the airing cupboard in the bathroom. There is parking to the rear of the property that can be accessed via Church Walk.

Ground Floor

Porch

UPVC entrance door, and uPVC double glazed window to the side.

Dining Lounge

8.44m x 3.77m (27' 8" x 12' 4") UPVC internal door, uPVC double glazed window to the front and rear, radiator, inset gas fire, storage cupboard, open access to the kitchen and stairs to the first floor.

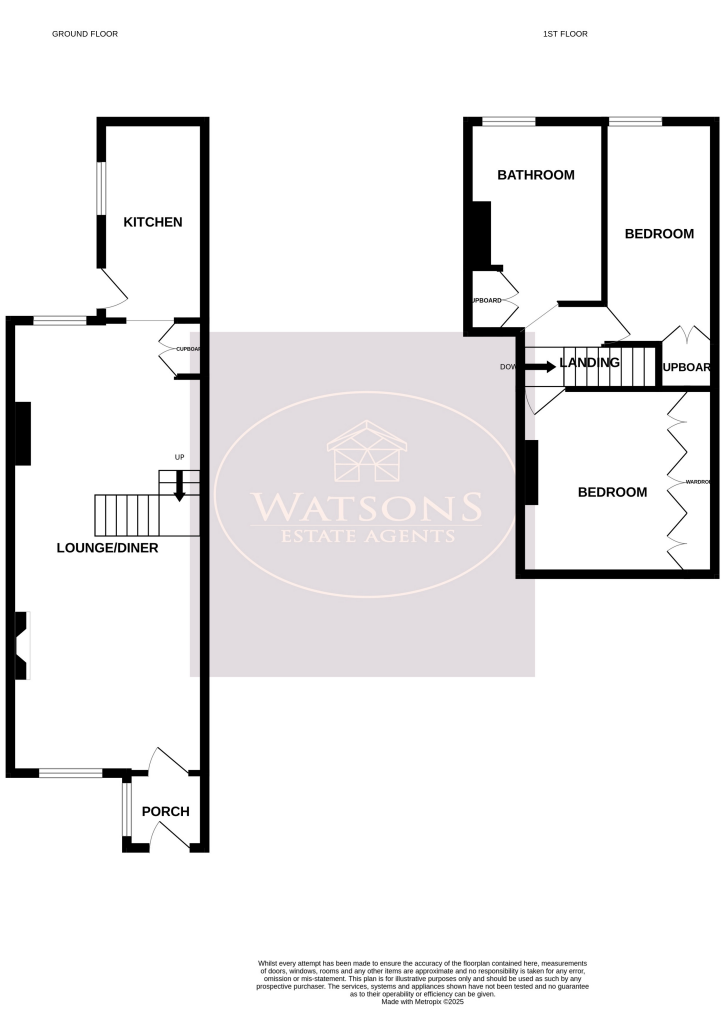
Kitchen

3.81m x 2.31m (12' 6" x 7' 7") A range of base units with worksurfaces incorporating sink & drainer unit. Partially tiled walls, vinyl flooring, wood effect walls and ceiling, radiator, uPVC double glazed window to the side, extractor fan and uPVC door to the rear garden.

First Floor

First Floor Landing

Access to attic and doors to both bedrooms and bathroom.



Bedroom 1

3.76m x 3.49m (12' 4" x 11' 5") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 2

3.76m x 2.18m (12' 4" x 7' 2") UPVC double glazed window to the rear and radiator.

Bathroom

Three piece suite comprising wc, pedestal sink and panel bath. Vinyl flooring, partially tiled walls, obscured uPVC double glazed window to the rear, radiator and airing cupboard housing hot water tank and combination boiler.

Outside

The front of the property is a raised paved seating area enclosed by wrought iron fencing and gate, to the side is a shared passage way giving access to the rear garden. The rear garden features a paved patio seating area, with a raised paved stone section, leading to a turfed lawn. At the end of the garden if a separate fenced area featuring a carport structure made with a mixture of timber and breeze block; this is enclosed by double wrought iron gates, there is also off road parking area that can be access from church walk.