

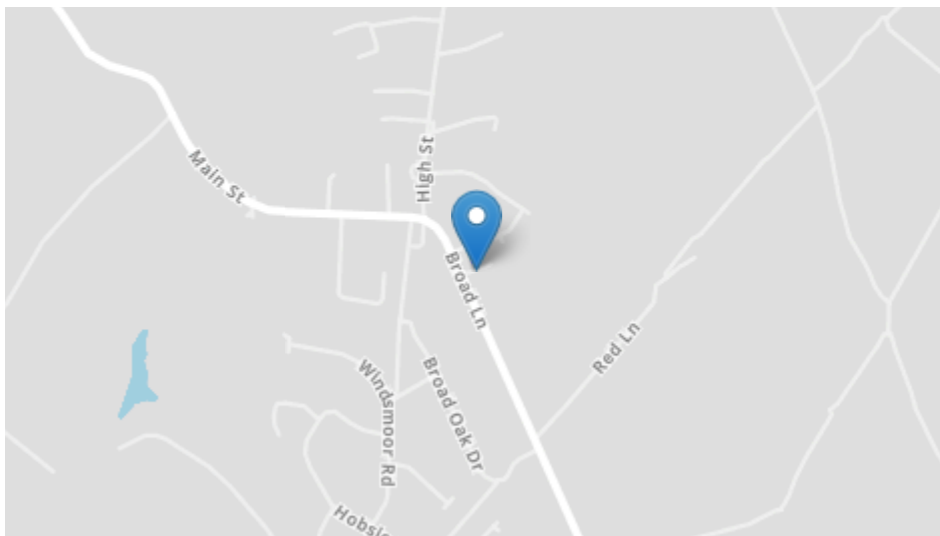
Broad Lane, Brinsley, NG16 5BU

Offers Over £600,000



Broad Lane, Brinsley, NG16 5BU

Offers Over £600,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B	90	
(69-80)	C		
(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	



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 - 28272404

Our Seller says....

- Extended Detached Chalet Bungalow
- 4 Double Bedrooms
- Spacious Lounge & Dining Room
- Fitted Breakfast Kitchen & Utility Room
- Bathroom, Shower Room & First Floor En Suite
- Driveway & Double Garage
- Landscaped South Facing Rear Garden
- Sought After Village Location
- Viewing Highly Recommended

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



*** SOMETHING A BIT SPECIAL IN BRINSLEY *** A substantial, extended and vastly improved detached family home in the sought after village of Brinsley. Having undergone a 'no expense spared' renovation by the current vendors, benefits include four spacious bedrooms, including primary bedroom to first floor with en suite, two reception rooms including a generous family living room, detached double garage, and south facing substantial rear garden. Briefly comprising; porch, entrance hallway, three bedrooms, bathroom, lounge, kitchen, dining room, shower room, utility room. To the first floor primary bedroom with en suite. Outside, the property sits on a superb plot, set back from the main road with front lawns, driveway, detached double garage, and south facing rear gardens. Located in the popular village of Brinsley, village amenities include a convenience store, fish and chip shop, café, and wonderful nearby countryside walks, including Brinsley Headstocks. The surrounding towns are easily accessible via the convenient road links. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Porch

UPVC double glazed entrance door, door to the entrance hall.

Entrance Hall

Wooden entrance door and windows to the front, radiator, doors to the lounge, bathroom and bedrooms 2, 3 & 4.

Lounge

7.6m x 4.13m (24' 11" x 13' 7") UPVC double glazed window and bay window to the sides, 3 radiators, inset multi fuel burner, laminate wood flooring and character ceiling beams. Door to the breakfast kitchen and stairs to the first floor.

Breakfast Kitchen

4.41m x 3.4m (14' 6" x 11' 2") A range of matching wall and base units with solid wood worksurfaces incorporating an inset 1.5 bowl sink & drainer unit. Integrated dishwasher, space for fridge freezer and range cooker. Breakfast bar, radiator, ceiling spotlights, tiled flooring and partly tiled walls. UPVC double glazed windows to the front and side, door to the dining room.

Dining Room

4.33m x 4.24m (14' 2" x 13' 11") UPVC double glazed windows to the side and rear, vertical radiator, traditional radiator and tiled flooring. French doors to the rear garden, doors to the shower and utility rooms.

Shower Room

White 3 piece suite comprising wc, wall mounted sink unit and shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights, tiled floor and fully tiled walls.

Utility Room

A range of matching wall & base units with solid wood worksurfaces incorporating an inset sink & drainer unit. Plumbing for washing machine, space for tumble dryer and built in storage cupboard. UPVC double glazed windows to the side and rear, and door to the side.

Bedroom 2

4.4m x 3.74m (14' 5" x 12' 3") UPVC double glazed window to the side and bay window to the front, radiator and fitted wardrobes.



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 12/2024

Bedroom 3

3.47m x 3.31m (11' 5" x 10' 10") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.55m x 3.24m (11' 8" x 10' 8") UPVC double glazed window to the side, uPVC double glazed bay window to the front and radiator.

Bathroom

White 4 piece suite comprising wc, wall mounted sink unit, corner bathtub and shower cubicle with mains fed shower. Ceiling spotlights, chrome heated towel rail, tiled floor, fully tiled walls and obscured uPVC double glazed window to the rear.

First Floor

Landing

Built in storage cupboard and door to bedroom 1.

Bedroom 1

4.7m x 3.87m (15' 5" x 12' 8") 3 Velux windows to the side and rear, radiator, ceiling spotlights, fitted wardrobes and door to the en suite.

En Suite

White 3 piece suite comprising wc, vanity sink unit and shower cubicle with mains fed shower. Tiled floor, chrome heated towel rail and Velux window to the front.

Outside

The front of the property comprises of path leading to the brick paved driveway, double garage fitted with power and electric roller door, an extensive turfed lawn and raised timber decking leading to the entrance door. To the rear of the property is a landscaped, south facing wrap around garden comprising of paved patio, paved raised seating area, and turfed lawns. Mature trees, timber fencing and hedges border the properties impressive gardens, with double wrought iron gates providing access to the driveway.