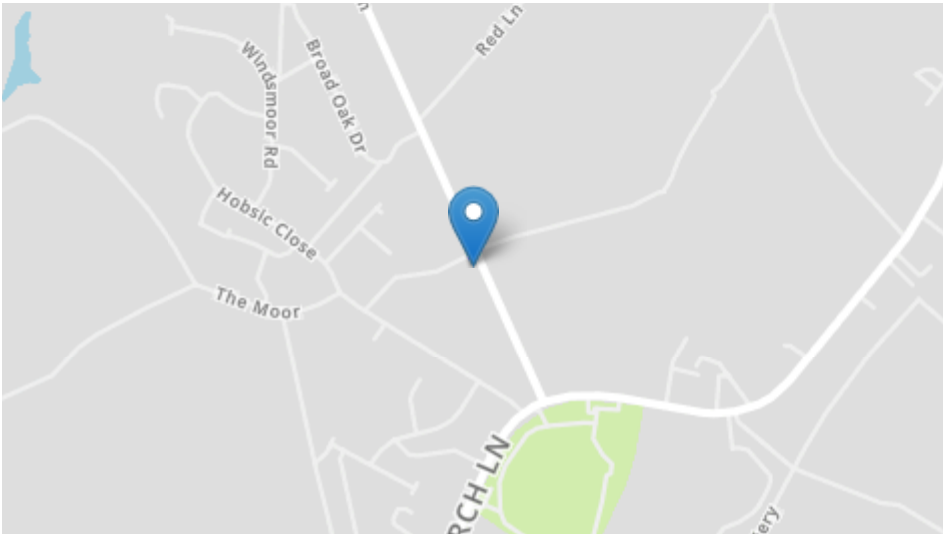


Guide Price



22 Broad Lane, Brinsley, Nottingham, NG16 5BD

Guide Price



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Refurbished Semi Detached Home
- Two Double Bedrooms
- Spacious Lounge & Dining Room
- Newly Fitted Kitchen
- Modern Three Piece Bathroom Suite
- Extensive Rear Garden With Brick Outbuildings
- Original Features & Character Throughout
- Off Road Parking
- No Upward Chain
- Village Location

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 - 29502427

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 £210,000 - £220,000 *** READY TO MOVE INTO AND CHAIN FREE! *** This wonderful, 2 bedroom character home is located in the desirable village of Brinsley and is beautifully presented to a very high standard of fit and finish! Boasting light and airy living space comprising of 2 reception rooms, fitted kitchen, 2 bedrooms and a modern bathroom. Outside there is potential for off road parking at the front (subject to a dropped kerb and permissions) and a generous garden to rear. This fabulous home is definitely worth a closer look, to book your viewing call our sales team today! 01159385577 (OPTION 2)

Ground Floor

Lounge

3.74m x 3.56m (12' 3" x 11' 8") UPVC entrance door, uPVC double glazed window to the rear, radiator, original feature fireplace and door to dinning room.

Dining Room

3.86m x 3.46m (12' 8" x 11' 4") UPVC double glazed window to the front, radiator, stairs to first floor with understairs storage and door to kitchen.

Kitchen

3.66m x 1.95m (12' 0" x 6' 5") A range of matching wall and base units with worksurfaces incorporating 1.5 sink & drainer unit. Integrated appliances including waist height electric oven, electric hob with extractor over, space for fridge freezer and washing machine/dishwasher, two uPVC double glazed windows to the rear and side, ceiling spotlights, vinyl flooring, radiator and uPVC door to garden.

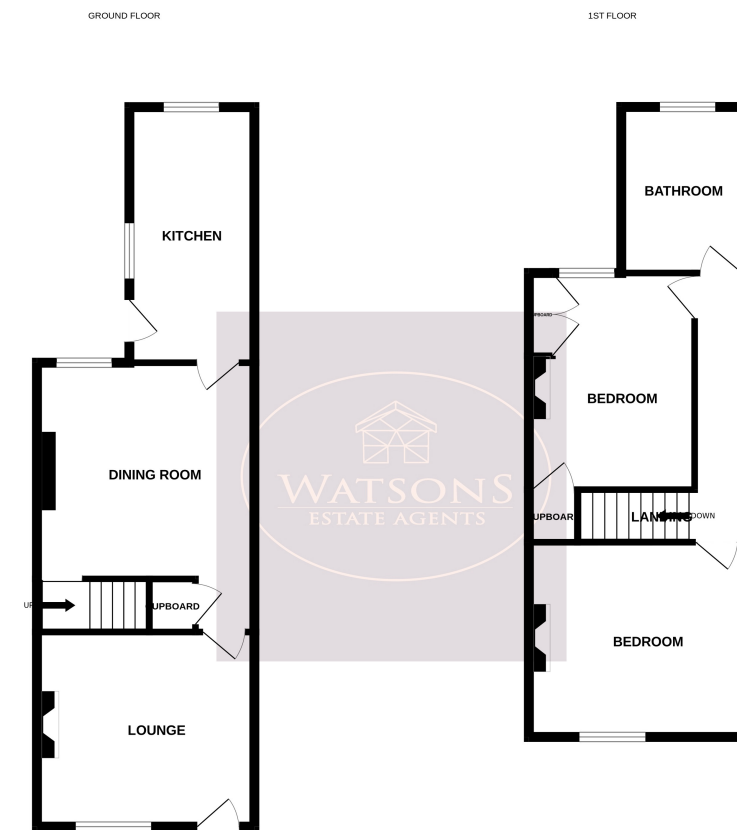
First Floor

First Floor Landing

Doors to both bedrooms and bathroom.

Bedroom 1

3.83m x 3.45m (12' 7" x 11' 4") UPVC double glazed window to the front, radiator and original feature fireplace.



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 for 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 Neogix 12/25

Bedroom 2

3.74m x 2.93m (12' 3" x 9' 7") UPVC double glazed window to the rear, storage cupboard with access to insulated loft, radiator and original feature fireplace.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath. Obscured uPVC double glazed window to the rear, extractor fan, radiator, partially tiled walls and vinyl floor.

Outside

To the front of the property is a gravelled area, with paved path leading to the entrance door, and pathway to the side leading to a timber gate giving access to the rear garden. The rear garden features a patio seating area with a gravel pathway leading to a turfed lawn and two brick built outbuilding. A timber gate partitions the second section of the garden which features a generous turfed lawn; palisaded by a mixture of timber fencing and hedges.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the boiler is located in the back bedroom, it is one year old and was serviced September 2025. There is space for car parking to the front of the property, subject to a drop kerb and permissions being obtained.