

Hall Lane, Brinsley, Nottingham, NG16 5AH

£550,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Double Bedrooms
- En Suite To Primary Bedroom
- Open Plan Dining Kitchen
- Downstairs WC & Utility Room
- Driveway & Double Garage
- Semi Rural Location
- Viewing A Must!

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 - 26671009

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



\*\*\* MODERN LIVING AT ITS FINEST \*\*\* From the generous open plan dining kitchen to the 3 double bedrooms, this amazing detached home on the sought-after Hall Lane in Brinsley will tick a lot of boxes for those wanting something extra special.

The original cottage has been sympathetically extended and re-modelled by the current owners to create a superb open plan dining kitchen & family space which leads out onto a particularly generous lawned garden benefiting from a high level of privacy. The only thing better than that is the juliet balcony which overlooks it from the primary bedroom! Being set back at the end of a private driveway gives a sense of exclusivity and upon entry, the spacious entrance hall does not disappoint. In brief, the remaining accommodation comprises: lounge, dining kitchen & family space, utility room and downstairs wc. Upstairs, a half galleried landing leads to three DOUBLE bedrooms (en suite & juliet balcony to primary) and spacious modern family bathroom.

Outside, there is generous parking available and a detached double garage with converted attic room could be used as a study, teenage hideaway or 'man cave'. As well as the generous lawn, there is a great paved entertaining space with a timber built covered area with integrated wood burning stove, making this garden a particularly appealing feature of this fantastic home. The garden also extends further to the rear into an open space which has potential for an annex or outbuilding (STTP) or an allotment area.

Whilst the semi rural village of Brinsley offers seclusion with beautiful countryside on the doorstep, all the shops & amenities of Eastwood - as well as schools - are only around a mile away. We urge you to arrange a personal inspection to see why we are so impressed by this one - call our sales team now (until 8pm) to arrange.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door to the front, radiator, oak flooring, stairs to the first floor, understairs storage and doors to the lounge, dining kitchen, WC and utility room.

### WC

WC, pedestal sink unit, radiator and extractor fan.

### Lounge

6.96m x 3.6m (22' 10" x 11' 10") UPVC double glazed bay window to the front, uPVC double glazed window to the side, real flame gas fire.

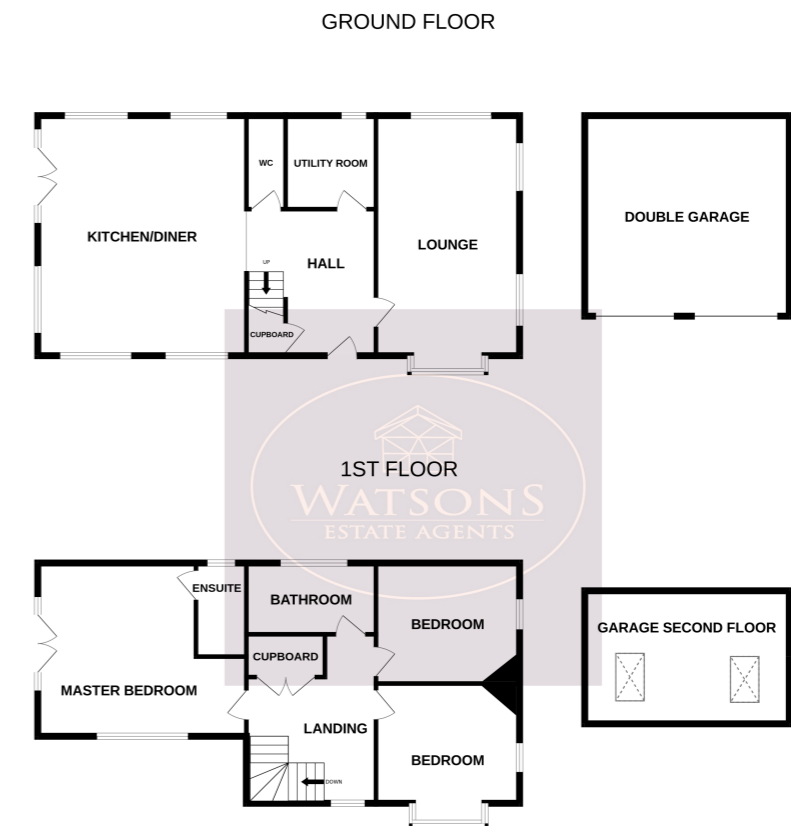
### Dining Kitchen

6.3m x 5.46m (20' 8" x 17' 11") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: waist height electric double oven & grill and 5 ring gas hob with extractor over, fridge and dishwasher. Wine cooler, breakfast bar, tiled flooring, ceiling spotlights and 2 radiators. 4 uPVC double glazed windows to the rear, uPVC double glazed window to the side, French doors leading to the rear garden and sliding patio doors leading to the rear garden.

### Utility Room

2.36m x 1.7m (7' 9" x 5' 7") A range of matching wall & base units, work surfaces incorporating a inset stainless steel sink & drainer unit. Plumbing for washing machine, wall mounted boiler, tiled flooring, radiator, extractor fan and obscured uPVC double glazed window to the side.

## First Floor



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 misstatement. 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 Metropac 02023

### Landing

UPVC double glazed windows to the front & side, airing cupboard housing the hot water tank, radiator, access to the attic (partly boarded with drop down ladder) and doors to all bedrooms and bathroom.

### Primary Bedroom

5.5m x 4.57m (18' 1" x 15' 0") UPVC double glazed window to the front, ceiling spotlights, radiator, French doors to the side and door to the en suite.

### En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with electric shower over. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

### Bedroom 2

3.82m x 3.6m into the bay (12' 6" x 11' 10") UPVC double glazed bay window to the rear, uPVC double glazed window to the side and radiator.

### Bedroom 3

3.6m x 3.09m (11' 10" x 10' 2") UPVC double glazed windows to the front & side, radiator.

### Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath. Ceiling spotlights, extractor fan, radiator and obscured uPVC double glazed window to the front.

### Outside

To the front and running alongside the property is a brick paved and tarmac driveway providing ample off road parking leading to the double detached garage measuring 5.55m x 5.34m with 2 up & over doors, with access to the attic room (with dropdown ladder) measuring 5.028m x 3.48m with 2 velux windows and ceiling spotlights. The generous rear garden offers a good level of privacy and comprises a timber built gazebo with power and housing the multi fuel burner, turfed lawn, flower bed borders with a range of plants & shrubs. There is a further single garage with up & over door and power. The garden is enclosed by timber fencing to the perimeter with gated access to the side.