

Church Lane, Brinsley, NG16 5AB

£180,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(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 - 29342742



- Our Seller says....
- Semi Detached Three Storey Home
 - Two Double Bedroom To The First Floor
 - One Double Bedroom To The Second Floor
 - Two Spacious Reception Rooms
 - Fitted Kitchen
 - Ground Floor Three Piece Bathroom Suite
 - Large Enclosed Rear Garden & Outbuilding
 - Off Road Parking
 - No Upward Chain
 - Great Road Links & Close to Amenities

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
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0115 938 5577
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*** INTRODUCING 'CLINTON VILLAS' *** Built in 1903, this character property in Brinsley offers great space inside & out. Coming to the market with NO UPWARD CHAIN, it would ideally suit first time buyers, down-sizers or investors. The accommodation is very live-able and comprises in brief: lounge, inner hallway, bathroom, dining room & kitchen to the ground floor, with 2 DOUBLE bedrooms to the first floor and a further double bedroom on the 2nd floor. To the front of the property there is space for a small car and there is a good size garden to the rear which could be adapted to personal taste. The desirable village of Brinsley gives easy access to all the shops & amenities of the nearby town of Eastwood whilst having beautiful countryside on the doorstep. Call us now on 01159385577 (option 2) to arrange a viewing.

Ground Floor

Lounge

3.72m x 3.42m (12' 2" x 11' 3") UPVC entrance door, uPVC double glazed window to the front, radiator, original/ traditional feature fireplace with space for fire and door to hallway.

Hall

Stairs to first floor, door to dining room, bathroom and lounge.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath with mains fed shower over. Obscured uPVC double glazed window to the side, tiled walls and radiator.

Dining Room

3.82m x 3.74m (12' 6" x 12' 3") UPVC double glazed window to the rear, feature fireplace, storage cupboard, radiator and door to kitchen.

Kitchen

3.52m x 2.14m (11' 7" x 7' 0") A range of wall and base units with work surfaces incorporating a sink & drainer unit. Integrated appliances including electric oven, electric hob, fridge freezer and space for washing machine. UPVC double glazed window to the side, tiled floors and partially tiled walls and radiator.

First Floor

First Floor Landing

Stairs to second floor, uPVC double glazed window to the side, and doors to two bedrooms.



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 12/2025

Bedroom 1

3.87m x 3.77m (12' 8" x 12' 4") UPVC double glazed window to the rear, laminate wood flooring, original / traditional feature fireplace, radiator and storage cupboard housing wall mounted combination boiler.

Bedroom 2

3.75m x 3.44m (12' 4" x 11' 3") UPVC double glazed window to the front, radiator and original / traditional feature fireplace and radiator.

Second Floor

Bedroom 3

3.78m x 3.50m (12' 5" x 11' 6") UPVC double glazed window to the side, radiator and eaves storage.

Outside

To the front of the property is a raised hardstanding driveway, with a second pathway leading down the side of the property giving access to the rear garden. The ample rear garden features a paved seating area, garden area with well established trees, plants and shrubbery, with a path leading to a brick outhouse and a second garden area with a range of plants and shrubbery, green house and vegetable patch , palisaded by a mixture of timber fencing and well established hedges.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the back bedroom, it is four years old and was last serviced in September 2025. The third bedroom on the second floor isn't a conversion.