

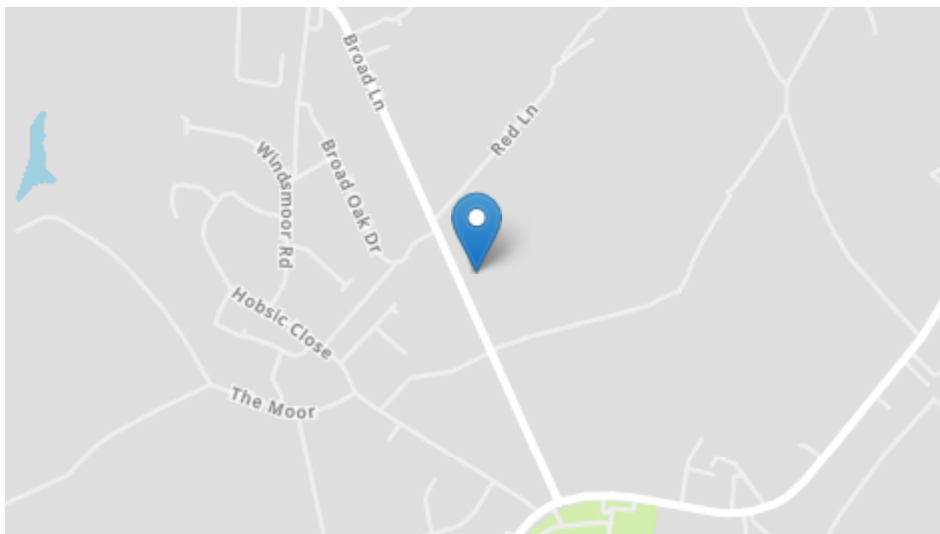
Broad Lane, Brinsley, NG16 5BX

£230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Fitted Dining Kitchen
- Spacious Lounge
- Open Plan Living Space
- Large Driveway & Detached Garage
- Rear Garden With Open Views
- Excellent Road & Transport Links

Our Seller says....

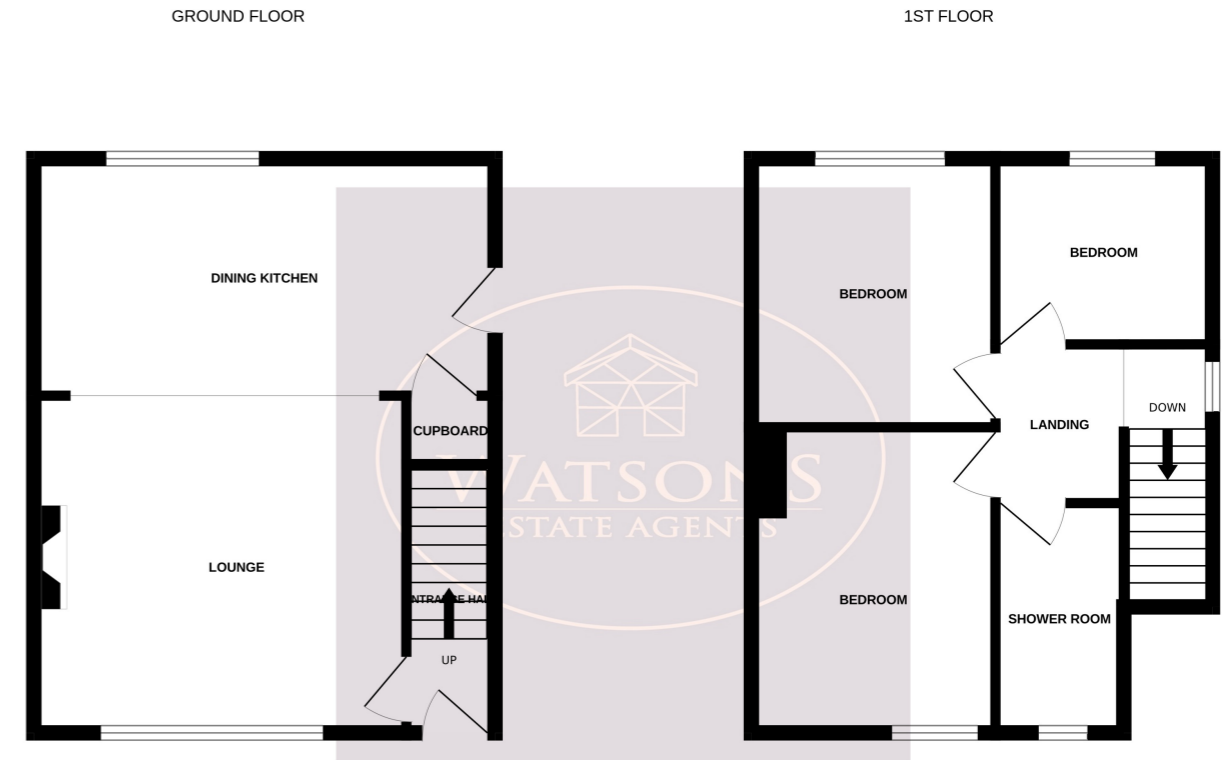
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27738350

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



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.
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OPEN VIEWS A beautifully presented three bedroom semi-detached property located in the sought after area of Brinsley. Backing on to open fields and wonderful countryside views, the property benefits from a stylish and spacious kitchen, modern bathroom, LARGE DRIVEWAY providing ample off road parking and a private rear garden. Briefly comprising; entrance hallway, lounge, dining kitchen. To the first floor, three good sized bedrooms, and shower room. Outside, to the front is a large driveway providing ample off road parking, whilst to the rear is a good sized and private lawned garden backing onto open fields. Brinsley offers the best of both worlds, with countryside walks on your doorstep, while the nearby town of Eastwood provides all the amenities you need. The nearby M1 provides access further afield for commuters. Don't miss a superb opportunity, contact us today to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door, laminate wood flooring, radiator, door to lounge, under stairs storage and stairs to first floor.

Lounge

4.14m x 3.96m (13' 7" x 13' 0") UPVC double glazed window to the front, radiator, laminate wood flooring, brick built feature fireplace with multi fuel burner, entryway to the dining kitchen.

Dining Kitchen

5.29m x 2.81m (17' 4" x 9' 3") A range of matching shaker style wall & base units, work surfaces incorporating a 1.5 bowl sink & drainer unit, integrated dishwasher, space for a range cooker with extractor over, uPVC double glazed window to the rear, spotlights, radiator, doors to the pantry cupboard and rear garden.

First Floor

Landing

UPVC double glazed window to the side, radiator, access to the attic and doors to bedroom 1, 2, 3 and shower room.

Bedroom 1

3.44m x 2.61m (11' 3" x 8' 7") UPVC double glazed window with open views to the rear, radiator.

Bedroom 2

3.67m x 2.38m (12' 0" x 7' 10") UPVC double glazed window to the front, radiator.

Bedroom 3

2.54m x 2.29m (8' 4" x 7' 6") UPVC double glazed window with open views to the rear, radiator.

Shower Room

White 3 piece suite comprising of WC, vanity sink unit, shower cubicle with rainfall shower, heated towel rail, obscured uPVC double glazed window to the front.

Outside

The front of the property enclosed by timber fences and comprises of a large slate driveway with electric car charger, turfed lawn boarder and a range of trees & plants. The rear of the property backs onto an open field and is enclosed by both hedges & timber fences, and comprises of a paved patio area, turfed lawn, flower bed boarders with a range of plants & shrubs, timber shed and log store.