

Hall Lane, Brinsley, NG16 5AH

Guide Price £375,000



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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 - 28686045



- Modern Detached Home
- 3 Good Size Bedrooms
- Lounge
- Open Plan Breakfast Kitchen & Dining Room
- Driveway & Garage
- Landscaped Rear Garden With Office & WC
- Well Presented Throughout
- Sought After Location with Countryside Nearby

Our Seller says....

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 £375,000 - £400,000 *** THE 'HALL' MARK OF QUALITY! *** This immaculately presented home is located in a very desirable area of Brinsley and has been expertly and meticulously re-furbished by the current owners to a very high standard of fit and finish. If you are looking for a wonderful village setting close to many countryside walks, village pub and Brinsley Headstock country park then check this home out! Boasting an entrance hallway, living room, open plan kitchen/living dining room with doors leading to a generous established garden, downstairs WC, 3 light and airy bedrooms and a modern fitted shower room. Outside you will find a private driveway leading to a detached garage and an outside garden room/office space. Only an internal inspection will do to fully appreciate all that this amazing family home has to offer, so do not delay call us now to book your viewing!

Ground Floor

Entrance Hall

UPVC double glazed windows and composite entrance door to the front, radiator, under stairs storage and laminate wood flooring. Doors to the lounge, breakfast kitchen and downstairs wc. Stairs to the first floor.

Lounge

3.36m x 3.32m (11' 0" x 10' 11") UPVC double glazed bay window to the front, radiator and laminate wood flooring.

Breakfast Kitchen

5.64m x 4.98m (18' 6" x 16' 4") A range of matching shaker style wall & base units with quartz work surfaces incorporating an inset sink unit. Integrated appliances including; waist height double electric oven, fridge freezer, dishwasher, washing machine and electric hob with extractor over. Breakfast bar, ceiling spotlights, concealed wall mounted combination boiler and luxury vinyl tile wood effect flooring. 3 uPVC double glazed widows to the side and rear, and door to the side. Open to the dining room.

Dining Room

4.14m x 3.3m (13' 7" x 10' 10") Luxury vinyl tile wood effect flooring, ceiling spotlights, inglenook fireplace with inset multi fuel burner, radiator and uPVC double glazed French doors to the rear garden.

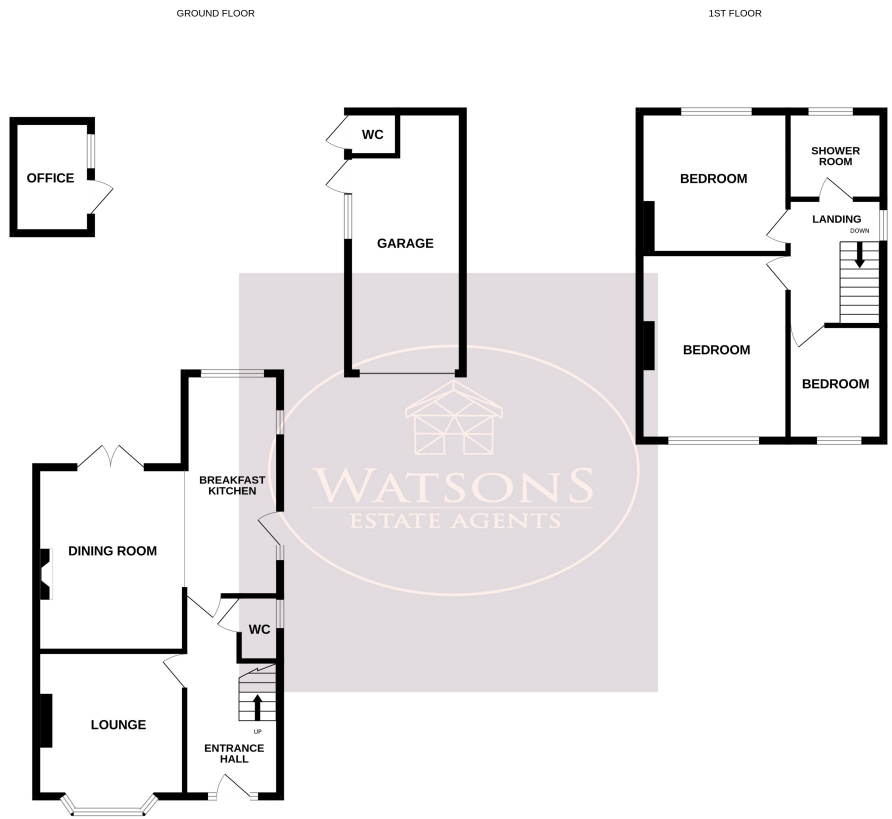
WC

Obscured uPVC double glazed window to the side, wc and vanity sink unit.

First Floor

Landing

UPVC double glazed window to the side, laminate wood flooring and access to the partly boarded attic fitted with lighting. Doors to all bedrooms and the shower room.



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 speciality or efficiency can be given.
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Bedroom 1

4.08m x 3.34m (13' 5" x 10' 11") UPVC double glazed window to the front, radiator, laminate wood flooring and fitted sliding door wardrobe.

Bedroom 2

3.1m x 3.09m (10' 2" x 10' 2") UPVC double glazed window to the rear, radiator and laminate wood flooring.

Bedroom 3

2.54m x 2.17m (8' 4" x 7' 1") UPVC double glazed window to the front, radiator and laminate wood flooring.

Shower Room

White 3 piece suite comprising wc, vanity sink unit and double shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights, tiled floor and obscured uPVC double glazed window to the rear.

Outside

The front of the property is enclosed by brick wall and wrought iron fences & gates and comprises flower bed borders with a range of plants and shrubs, tarmacadam driveway leading alongside to the detached garage fitted with up & over door, power and lighting. The rear garden is enclosed by hedges & timber fencing to the perimeter with gated access to the side and comprises; paved patio, gravel seating areas, turfed lawn and flower bed borders with a range of plants, shrubs and trees. There are two brick built outhouses providing additional storage, brick built wc fitted with wc, wall mounted sink unit and obscured uPVC double glazed window & door, and brick built office space fitted with wall mounted electric heater, uPVC double glazed door and window.