

Broad Lane, Brinsley, NG16 5BX

Offers Over £220,000



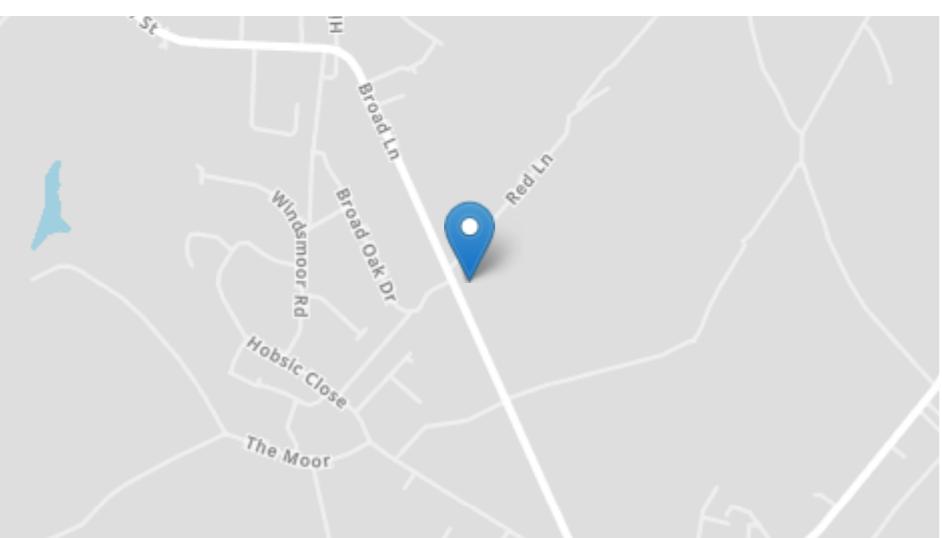
Broad Lane, Brinsley, NG16 5BX

Offers Over £220,000



- Semi Detached Family Home
- Three Good Size Bedrooms
- Spacious Lounge
- Open Plan Dining Kitchen
- Utility Room
- Three Piece Shower Room
- Generous Rear Garden
- Countryside Views To Rear
- Ample Off Road Parking
- Great Road & Public Transport Links (Rainbow One)

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](mailto:mail@watsons-residential.co.uk)

Ref - 29394930

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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\*\*\* YOUR NEXT HOME IS ONLY 1 VIEWING AWAY! \*\*\* Located in the desirable village of Brinsley this spacious 3 bedroom semi detached family home boasts spacious rooms which comprise of an entrance hallway, generous lounge and kitchen/dining room with a useful utility room and to the first floor 3 great size bedrooms and a family shower room. The property occupies a generous plot with ample parking to the front and a garden which backs onto open countryside and is perfect for entertaining alfresco! Brinsley is a popular location for families with local shops, schools and public transport all very handily nearby and is great for nearby countryside perfect for dog walkers! Call our team today to book your viewing, you will not be disappointed!

## Ground Floor

### Entrance Hall

UPVC entrance door, uPVC double glazed window to the front, stairs to first floor and doors to dining kitchen and lounge.

### Lounge

4.91m x 3.43m (16' 1" x 11' 3") UPVC double glazed window to the front, French doors to the rear garden, and radiator.

### Dining Kitchen

4.92m x 3.72m (16' 2" x 12' 2") A range of matching wall and base units with worksurfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including waist height electric oven, and gas hob with extractor over. Ceiling spotlights, tiled flooring, uPVC double glazed windows to the front and rear and door to the utility.

### Utility Room

UPVC double glazed window to the rear.

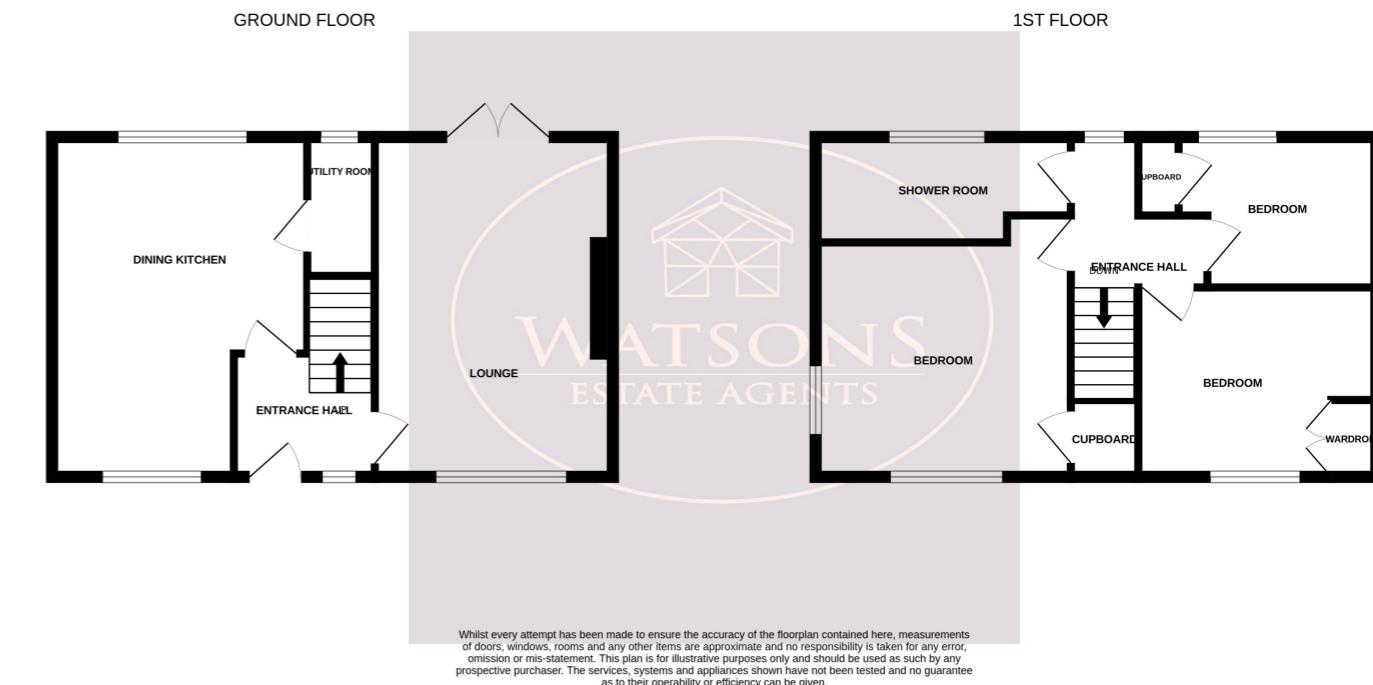
## First Floor

### First Floor Landing

Doors to all bedrooms and shower room.

### Bedroom 1

3.86m x 3.64m (12' 8" x 11' 11") UPVC double glazed window to the front and side, radiator and storage cupboard.



### Bedroom 2

3.21m x 2.65m (10' 6" x 8' 8") UPVC double glazed window to the front, fitted wardrobe and radiator.

### Bedroom 3

3.02m x 2.17m (9' 11" x 7' 1") UPVC double glazed window to the rear and radiator.

### Shower Room

White three piece suite comprising of wc, vanity sink and mains bed shower cubicle. Obscured uPVC double glazed window to the rear, chrome heated towel rail and extractor fan.

### Outside

To the front of the property is a tarmacadam driveway, turfed lawn with paved edges and a pathway to both the entrance door and timber gate to the rear garden. The rear garden features a paved patio seating area, with raised flower bed and giving access to a outhouse; there is a large turfed lawn, timber shed and the garden is palisaded by well established hedges.

### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the bedroom cupboard, it is 10 years old and was last serviced six months ago. Part of the driveway is shared.