

# HoldenCopley

PREPARE TO BE MOVED

Broad Lane, Brinsley, Nottinghamshire NG16 5BU

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Guide Price £210,000



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GUIDE PRICE £210,000 - £230,000

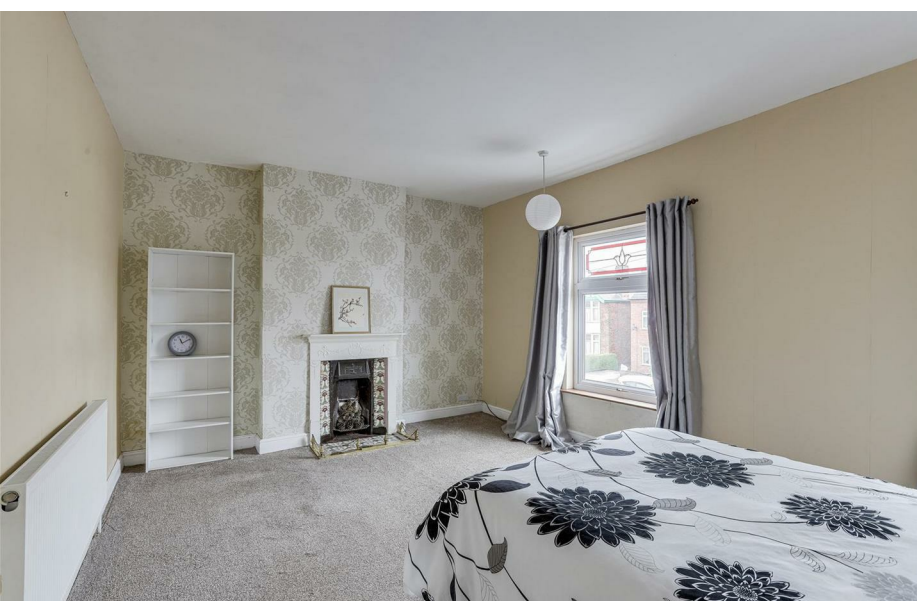
IDEAL FOR FIRST TIME BUYERS...

This deceptively spacious three-bedroom semi-detached house is ideal for first-time buyers, offering generous accommodation in a convenient location. Situated close to local amenities, including shops, excellent transport links, and great school catchments, the property provides both comfort and practicality. The ground floor features a porch and an entrance hall, leading to a bright living room and a separate dining room, perfect for entertaining. The modern fitted kitchen diner is a standout, complete with sleek cabinetry, a pantry for extra storage, and a utility room for added convenience. On the first floor, you'll find three bedrooms, along with a contemporary three-piece bathroom suite. Access to the loft provides further storage potential. Outside, the front of the property boasts a double block-paved driveway, offering off-street parking. To the rear, a private garden awaits, featuring a patio area for outdoor dining, a lawn and an outhouse for additional storage or potential workspace. With its spacious layout and modern touches, this home is perfect for first-time buyers looking for both comfort and convenience.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Modern Fitted Kitchen Diner
- Utility Room
- Three Piece Bathroom Suite
- Double Driveway
- Private Rear Garden
- Must Be Viewed











## GROUND FLOOR

### Porch

3'8" x 3'6" (1.13m x 1.07m)

The porch has tiled flooring, partially tiled walls and a single UPVC door providing access into the accommodation.

### Entrance Hall

12'2" x 3'6" (max) (3.73m x 1.07m (max))

The entrance hall has carpeted flooring and stairs, a radiator and a single UPVC door.

### Living Room

14'8" x 12'2" (max) (4.48m x 3.71m (max))

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a traditional fireplace with a decorative surround and coving.

### Dining Room

12'11" x 12'7" (max) (3.94m x 3.86m (max))

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a fireplace with a decorative surround, a picture rail and coving.

### Kitchen Diner

14'3" x 9'11" (4.35m x 3.03m)

The kitchen diner has a range of fitted base and wall units with worktops, space for a freestanding range cooker, a sink and a half with a drainer and a swan neck mixer tap, space for a dining table set, access into the pantry, a radiator, tiled flooring, partially tiled walls, a UPVC double-glazed window to the side elevation and a single UPVC door providing access out to the garden.

### Pantry

5'1" x 2'11" (1.55m x 0.90m)

### Utility Room

9'11" x 5'10" (3.04m x 1.78m)

The utility room has a stainless steel sink with a drainer and a moveable swan neck mixer tap, space and plumbing for a washing machine and tumble dryer, space for a fridge-freezer, a wall-mounted combi boiler, tiled flooring, a radiator and UPVC double-glazed windows to the side and rear elevation.

## FIRST FLOOR

### Landing

19'10" x 6'2" (6.05m x 1.90m)

The landing has carpeted flooring, access to the loft and provides access to the first floor accommodation.

### Master Bedroom

16'2" x 12'2" (max) (4.93m x 3.72m (max))

The main bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, a built-in wardrobe and a traditional fireplace with a decorative surround and a tiled hearth.

### Bedroom Two

12'11" x 9'6" (max) (3.95m x 2.91m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a decorative surround and a picture rail.

### Bedroom Three

10'0" x 8'0" (max) (3.06m x 2.44m (max))

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in cupboard.

### Bathroom

6'10" x 5'11" (max) (2.10m x 1.81m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a freestanding double ended bath, a freestanding swan neck tap with a hand-held shower, an electric shower, tiled flooring, partially tiled walls, a column radiator and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a block paved double driveway.

### Rear

To the rear of the property is a private garden with a fence panelled boundary, a patio, a lawn and an outhouse.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Some 3G & 4G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

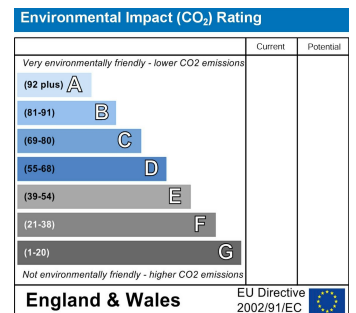
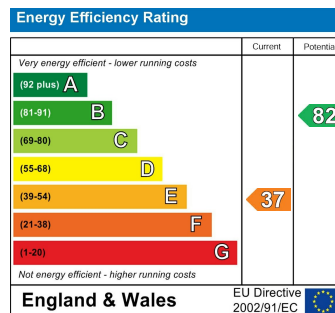
The vendor has advised the following:

Property Tenure is Freehold

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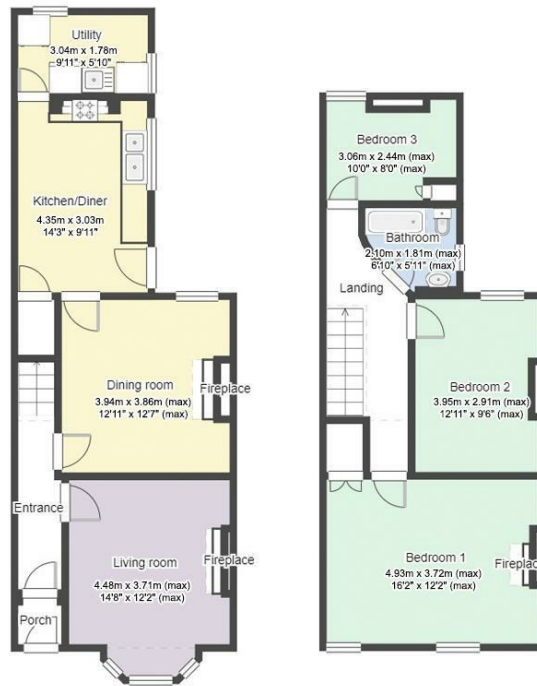
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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