



CONEY GREY VIEW

20

22

22 Church Lane
Brinsley NG16 5AB

£210,000



2



1



2



22 Church Lane

Brinsley NG16 5AB

Pretty Semi-detached cottage in the semi-rural village of Brinsley with entrance porch, two reception rooms & fitted kitchen, upstairs there are two double bedrooms & a four piece bathroom suite. Outside is an inviting enclosed cottage garden & to the front is block paving.

Brinsley is an extremely sought after area & it's amenities include a highly regarded primary school, chemist, micro pub, pub restaurant and café and minimart. Brinsley is also served by a regular bus service to Nottingham, Derby & Mansfield and has excellent road links to the M1 motorway.

Don't miss the opportunity to own a piece of history in this charming village. Whether you're looking for a new family home or a quaint retreat, this semi-detached house on Church Lane is sure to capture your heart. Book a viewing today and step into your future home!





Porch

Double glazed door to the front elevation, tiled walls & floor, single glazed wooden door into lounge.

Lounge

15'2" x 11'10" (4.62m x 3.61m)

Double glazed leded window to the front elevation, coving to ceiling, wooden mantle piece, tiled insert & hearth with electric fire, TV point, radiator & fitted carpet.

Dining Room

18'10" x 11'10" (5.74m x 3.61m)

Double glazed leded windows to both the rear & side elevations, stone fireplace & hearth with electric fire, TV point, stairs to first floor, two radiators & fitted carpet.

Fitted Kitchen

13'3" x 6'10" (4.04m x 2.08m)

Two double glazed leded windows to the rear & side elevations, wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled surround, free standing cooker, space for fridge/freezer, space for washing machine & dryer, laminate flooring.

First Floor Landing

First floor landing with double glazed leded window to the side elevation, doors off, loft hatch & fitted carpet.

Bedroom One

12'1" x 11'11" (3.68m x 3.63m)

A double bedroom with leded double glazed window to the front elevation, coving to ceiling, radiator & fitted carpet.





Bedroom Two

13'1" x 9'2" (3.99m x 2.79m)

another double bedroom with leaded double glazed window to the rear elevation, coving to ceiling, radiator & fitted carpet.

Family Bathroom

9'6" x 6'10" (2.90m x 2.08m)

Frosted double glazed window to the rear elevation, walk in shower cubicle with mains feed shower, panelled bath, low flush WC, vanity wash hand basin, cupboard housing Worcester boiler, part tiled walls & laminate flooring.

Outside

Frontage

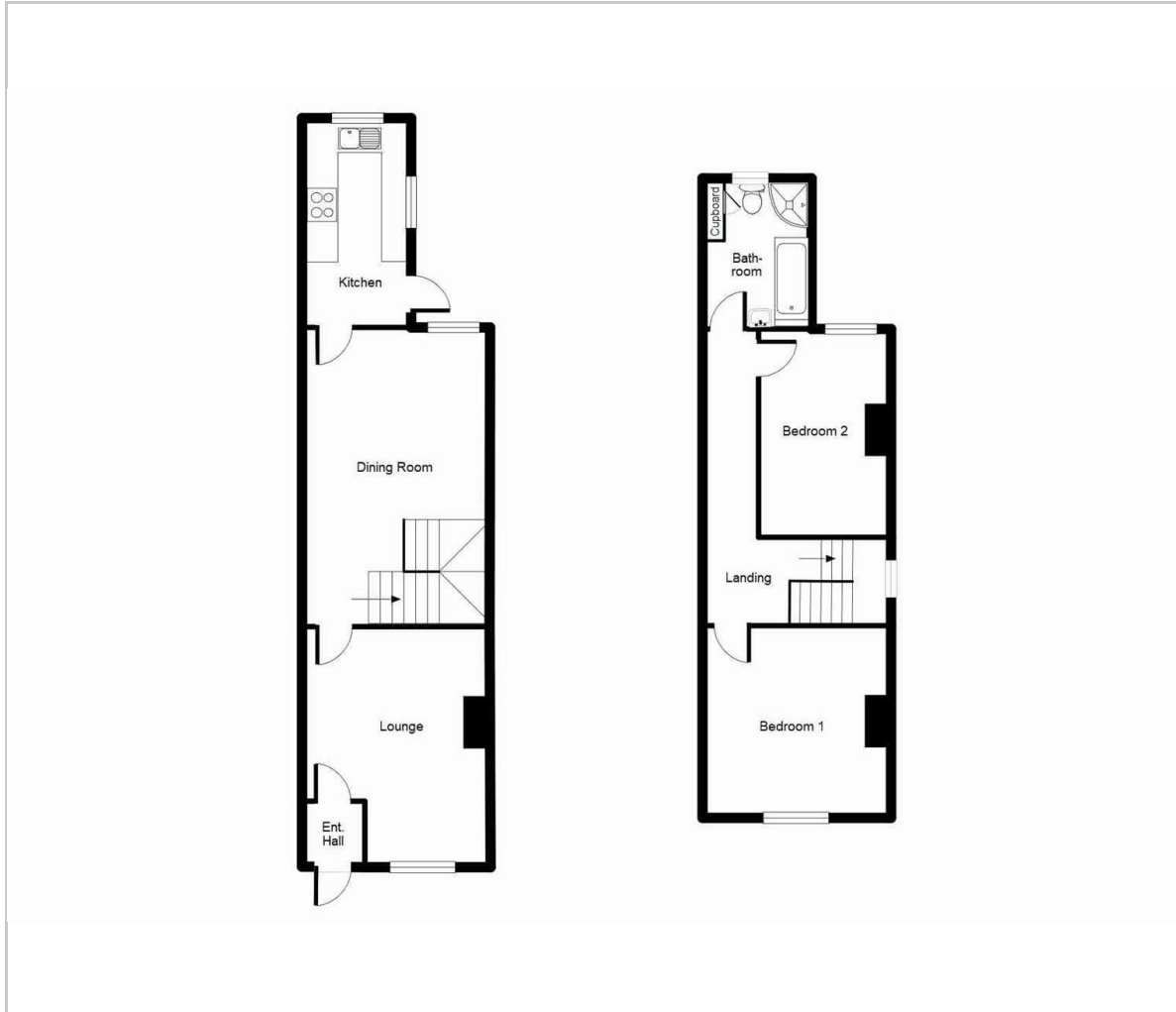
Block paved frontage leading to the front door, gated side access leads to the rear garden.

Rear Garden

Inviting rear garden with lawn, stocked borders, shrubs & trees and colorful flowers, patio seating area, wooden shed, cold water tap, fence boundaries & side gate to front of property.



Floor Plan



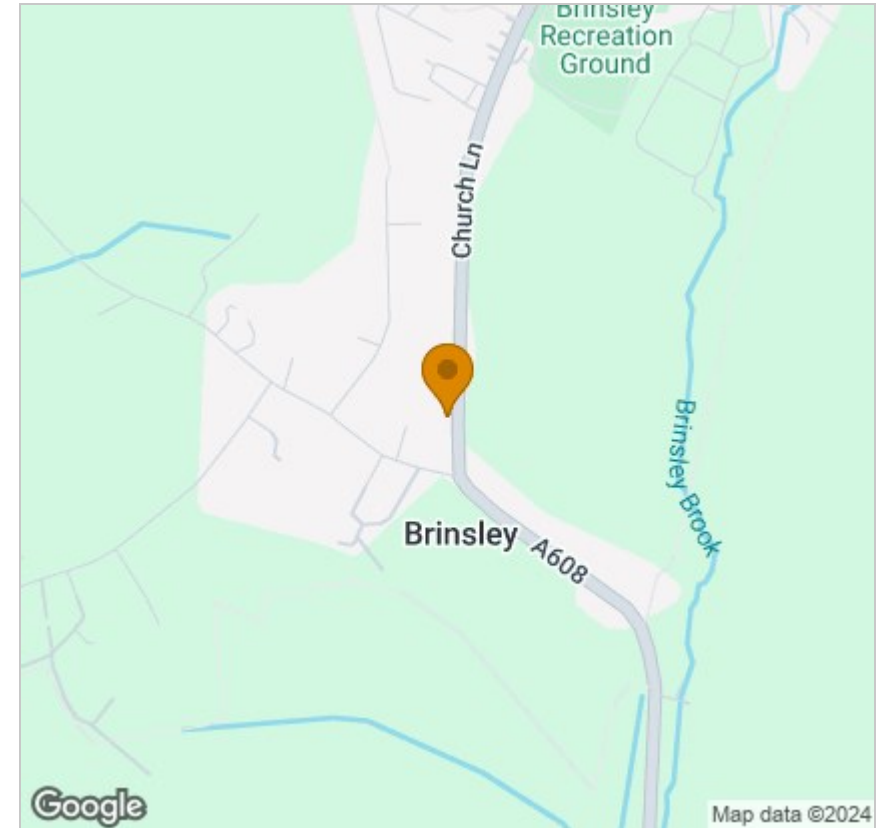
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD
 Tel: 01773 535535 Email: property@charlesnewton.co.uk www.charlesnewton.co.uk

Area Map



Energy Efficiency Graph

