

CHARLES
NEWTON & CO

ESTATE AGENTS & SOLICITORS



55 Cordy Lane
Brinsley NG16 5BZ

£290,000



55 Cordy Lane

Brinsley NG16 5BZ

This delightful semi-detached cottage, believed to date from the circa 1600s, is nestled in the highly sought-after village of Brinsley. Rich in history and character, this charming home offers a warm and welcoming atmosphere, blending historic appeal with modern comforts.

Upon entering through the porch, you are greeted by a welcoming hallway that leads to a spacious dining kitchen, an inviting lounge/diner featuring a charming Inglenook fireplace and beamed ceilings, as well as a convenient downstairs WC. Upstairs, the property boasts three comfortable bedrooms and a classic four-piece family bathroom, providing ample space for family living.

Outside, enjoy the tranquillity of a mature cottage garden, ideal for relaxing or entertaining guests. The property also benefits from a driveway at the front, offering convenient off-road parking.

Offered with vacant possession, this home is an ideal purchase for those seeking a charming village residence with practical amenities nearby and excellent transport links.

Located in a friendly village setting, with a bus stop opposite, having traditional village pubs, and local shop, is within easy reach of the M1 Motorway at Junction 27. Local schools are also conveniently accessible, making this a perfect place to call home.





Porch

7'1" x 3'8" (2.16m x 1.12m)

Enter via composite door with side panel into porch, tiled flooring & door into entrance hallway.

Entrance Hallway

11'8" x 3'10" (3.56m x 1.17m)

Wooden door into hallway with double glazed window, wall mounted Potterton boiler, door to kitchen/diner, door to WC, radiator & fitted carpet, large utility cupboard,

Utility Cupboard

Large cupboard housing freezer, washing machine & tumble dryer.

Downstairs WC

7'6" x 2'9" (2.29m x 0.84m)

Double glazed window to the rear elevation, low flush WC, wash hand basin & part tiled walls.

Kitchen/Diner

19'3" x 8'0" (5.87m x 2.44m)

Fitted with a range of wall & base units with laminate worktop over, ceramic sink & drainer with mixer tap, tiled surround, double gas oven with gas hob & extractor over, wall mounted plate rack, beam ceiling, breakfast bar & tiled flooring, double glazed window to the rear elevation. Dining area, double glazed French doors to the rear elevation, beams to ceiling, radiator & fitted carpet.

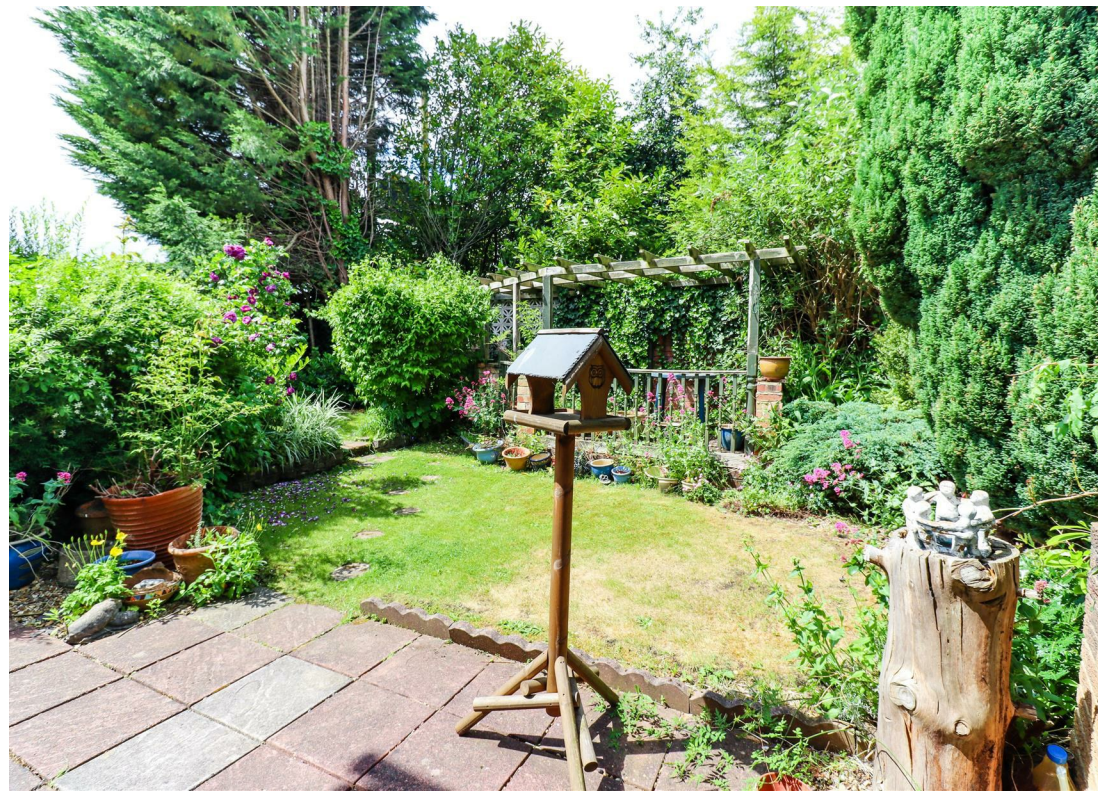
Lounge/Diner

26'3" x 13'1" (8.00m x 3.99m)

Two double glazed windows to the front elevation given high levels of natural light, brick Inglenook fireplace with multi-fuel log burner & stone hearth and feature lighting, original beams to ceiling, wall lights, TV point, virgin media, stairs to first floor, two radiators, fitted carpet.

First Floor Landing

Doors off to all rooms, radiator & fitted carpet.





Bedroom One

13'2" x 9'11" (4.01m x 3.02m)

Double glazed window to the front elevation, fitted wardrobes, radiator & fitted carpet.

Bedroom Two

9'6" x 9'0" (2.90m x 2.74m)

Double glazed window to the front elevation, fitted wardrobes, radiator & fitted carpet.

L-Shaped Bedroom Three

11'4" x 10'6" (max) (3.45m x 3.20m (max))

Double glazed window to the rear elevation, fitted wardrobes, radiator & fitted carpet.

Bathroom

8'5" x 8'0" (2.57m x 2.44m)

Frosted double glazed window to the rear elevation, panelled bath, walk in cubicle with electric shower, low flush WC, wash hand basin, loft hatch, heated towel rail, fully tiled walls & flooring.



Outside

Rear Garden

Mature cottage garden featuring a patio area, lush lawn sections, and a wooden shed. The garden is beautifully stocked with borders, plants, shrubs, and trees, creating a charming and inviting outdoor space. Please note, there is a decking area that will require replacing or removal.

Side

To the side of the property is a gravelled driveway, with plants & bushes.

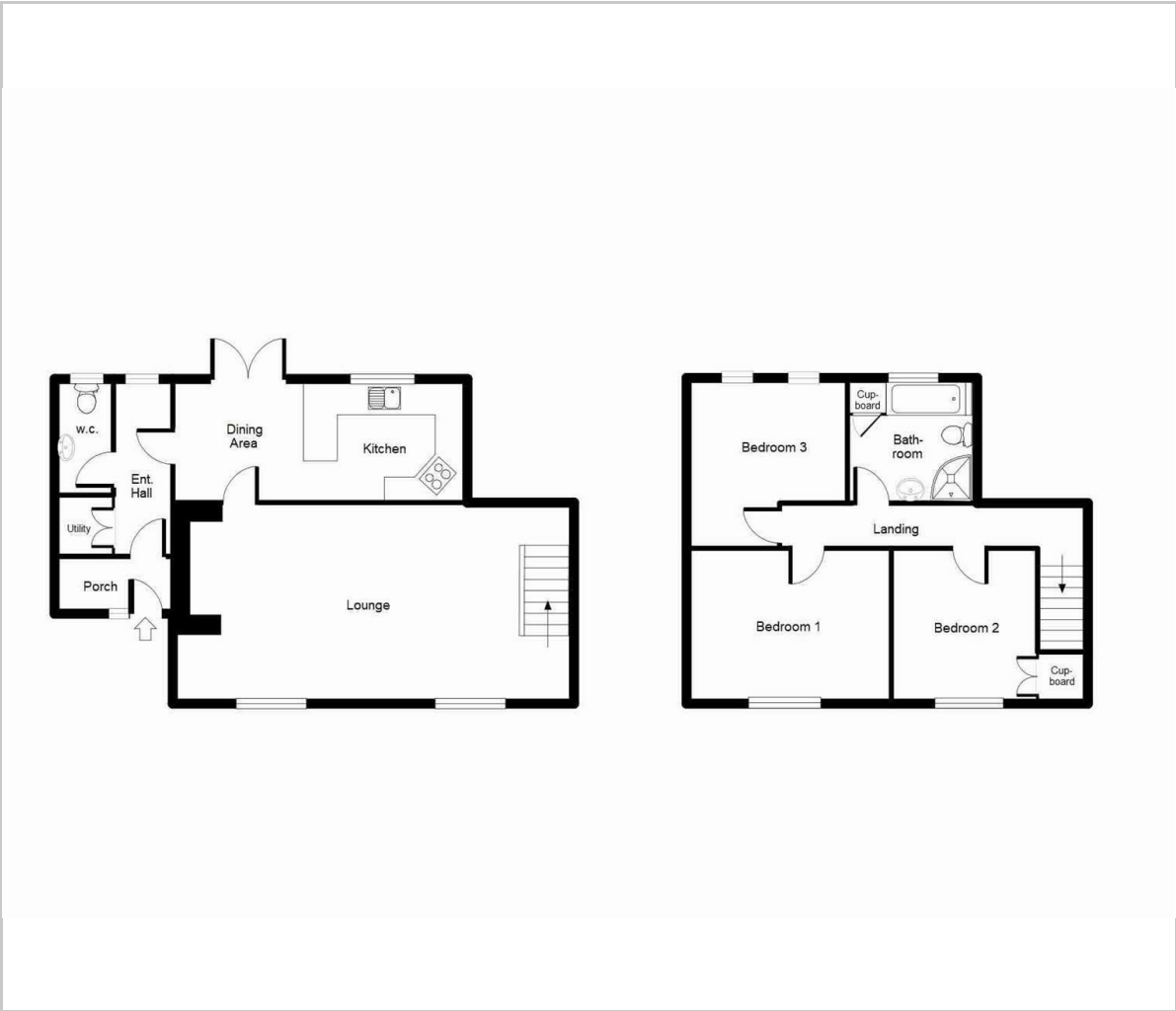
Summary

This lovely historic cottage truly needs to be seen to be fully appreciated. A charming blend of character and comfort in a sought-after location, don't miss the chance to experience it in person!

Council Tax

Ashfield B

Floor Plan



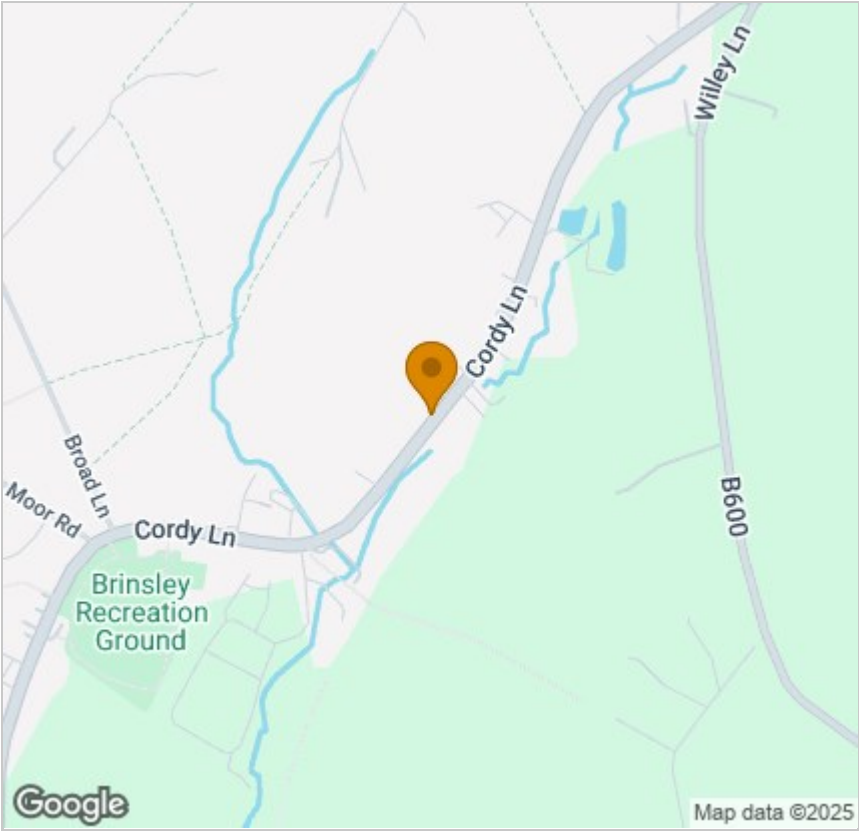
Viewing

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 firms 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

