



45 Hobsic Close  
Brinsley NG16 5AX

Offers in excess of £200,000

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## 45 Hobsic Close

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This delightful and characterful three-bedroom cottage with open fields to rear offers a perfect blend of period charm and modern comforts. Nestled in a desirable village setting, the home features beautiful beamed ceilings, wooden double-glazed windows with distinctive monkey tail handles, and a cosy cast iron log burner in the spacious lounge, creating a warm and inviting atmosphere.

The kitchen diner seamlessly opens onto a generous mature rear garden, ideal for outdoor entertaining and relaxation. Additional practical features include a utility area and a ground floor WC. Upstairs, three inviting bedrooms are complemented by a spacious four-piece bathroom, providing ample space for family living.

Externally, the property boasts a mature, private garden with patio and lawn areas, a charming brick-built outhouse, and a quaint frontage with a log store perfect for enjoying the peaceful village lifestyle.





### Entrance Porch

4'11" x 2'7" (1.50m x 0.79m)

Double glazed wooden front door, New consumer unit, door to lounge & tiled flooring.

### Lounge

19'11" x 12'0" (6.07m x 3.66m)

Two double glazed wooden windows with monkey tailed handles to the front elevation, beamed ceiling, Clearview multi-fuel stove set on a tiled hearth, stairs to first floor, under stairs storage cupboard, wall lights, wooden flooring, two radiators & wooden barn style door to kitchen/diner.

### Kitchen/Diner

16'8" x 12'4" (5.08m x 3.76m)

Fitted with a range of wooden base cupboards, drawers & wall units, wooden work surfaces, inset Belfast sink with mixer tap, Belling range style oven, Bosh slimline dishwasher, inset shelving unit, two double glazed wooden/windows to the rear, wooden double glazed French doors opening to the rear garden, spotlighting, radiator, slate flooring & wooden barn style door to the utility room.

### Utility Room

26'3" (max) x 7'3" (8.00m (max) x 2.21m)

Stainless steel sink and drainer unit with laminated worksurface & space storage below, space for washing machine, quarry tile floors wooden double glazed door to the front elevation, wooden double glazed door to the garden & wooden door to WC.

### WC

3'8" x 2'10" (1.12m x 0.86m)

Low flush WC, wash hand basin, wall mounted boiler & quarry tiled flooring.

### First Floor Landing

Carpeted staircase to first floor with wooden roof light, wooden flooring, doors to bedrooms & bathroom.



### **Bedroom One**

**15'3" x 12'6" (4.65m x 3.81m)**

Wooden double glazed sash window to the rear elevation, beamed ceiling, wooden fitted wardrobes, wooden fitted cupboards, wooden barn style door, radiator & wooden flooring.

### **Bedroom Two**

**12'2 x 12' (3.71m x 3.66m)**

Wooden double glazed window to the front elevation with monkey tail handle, beamed ceiling, wooden fitted wardrobes, wooden shelving, radiator & wooden flooring.

### **Bedroom Three**

**8'10" x 7'4" (2.69m x 2.24m)**

Wooden double glazed window to the front elevation with monkey tail handle, shelving unit built over stairs, storage cupboard, loft hatch, radiator & carpet.

### **Bathroom**

**12'6" x 6'9" (3.81m x 2.06m)**

Double glazed sash window to the rear elevation, four piece suite including walk in shower cubicle with mains feed shower, panelled bath, low flush WC, pedestal wash hand basin, fully stone tiled walls & floor, radiator & wooden barn style door.

### **Outside**

### **Rear Garden**

The spacious rear garden has a patio seating area, lawned area, pathway leading to gravel areas, a brick built outhouse, mature shrubs & trees surrounding the property with open fields to the rear view & a fence boundary.

### **Front Garden**

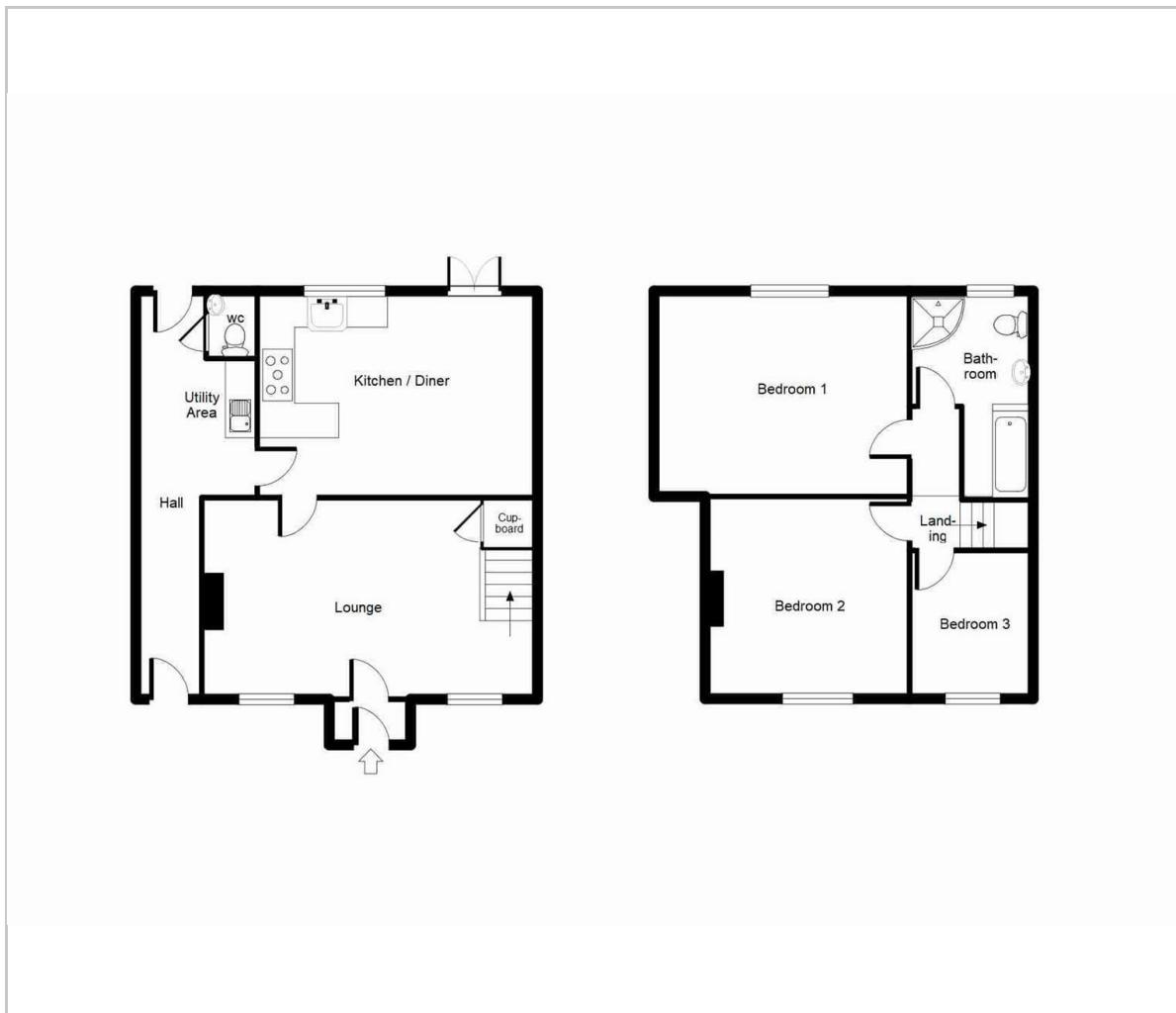
To the front of the property, there is a very small frontage with paved pathway shrubs & a log store.

### **Council Tax**

Broxtowe A



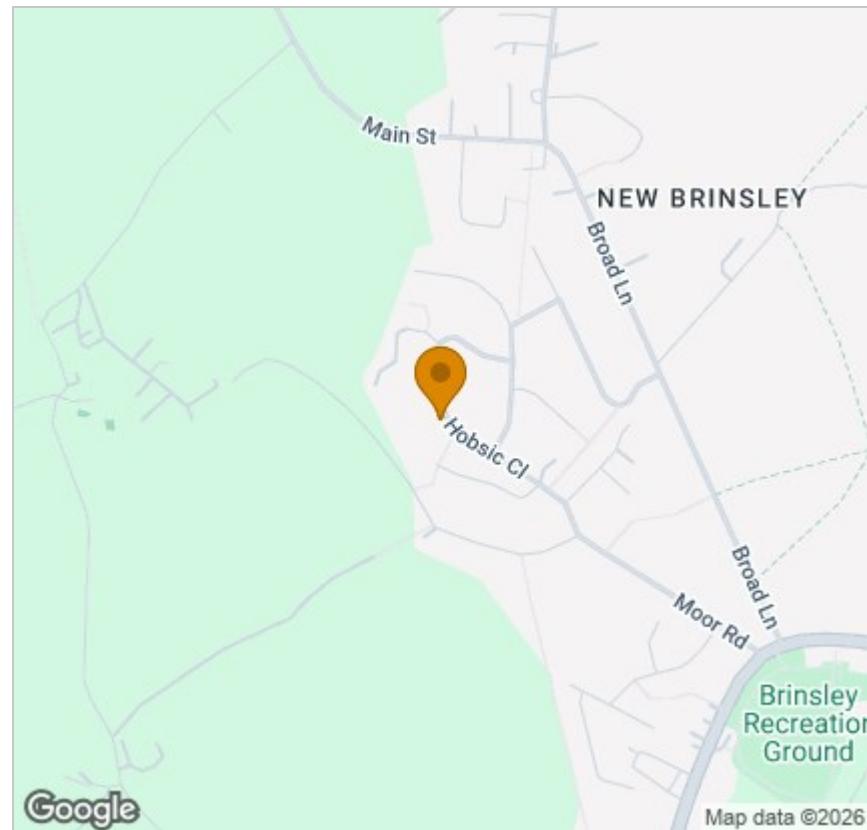
## Floor Plan



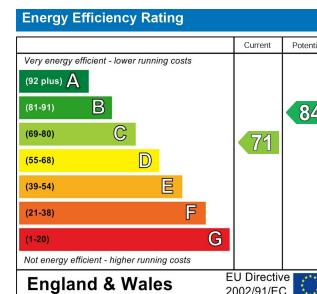
## Viewing

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

## Area Map



## Energy Efficiency Graph



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