



Church Lane
Brinsley Nottingham



Church Lane Brinsley Nottingham NG16 5AB

for sale offers over
£280,000



Property Description

A very well presented two bedroom EXTENDED detached bungalow situated in the ever so popular residential location of Brinsley. Church Lane is ideally located just a short distance from Eastwood town centre with a wide range of local amenities including shops, schools, bus routes and major road links along with a pharmacy and convenience store with a Post Office being nearby. The bungalow is set back from the road with a driveway to the front and access to the garage. In brief the internal accommodation comprises of; an entrance hallway, dining room, kitchen, lounge, conservatory, two double bedrooms and a four piece family bathroom. The bungalow sits on a fantastic plot with mature gardens to the front and rear, offering the perfect outdoor space with open views over recreation ground to surrounding countryside. This property is a must view to be fully appreciated.

Entrance Hall

UPVC front door, carpet flooring, radiator, storage cupboard and open access to;

Dining Room

7' 10" x 6' 11" (2.39m x 2.11m)

UPVC double glazed window to the front elevation, carpet flooring and radiator.

Lounge

18' 8" x 11' 6" (5.69m x 3.51m)

UPVC double glazed bay window to the front elevation, carpet flooring, radiator and wooden French doors leading to;

Conservatory

14' 9" x 10' 4" (4.50m x 3.15m)

UPVC construction with double glazing, Velux windows with 3 additional windows also being able to open, French doors to the side and tiled flooring.

Kitchen

11' 6" x 8' 11" (3.51m x 2.72m)

Fitted with matching wall and base units with work surfaces over that incorporates a stainless steel sink and drainer with mixer tap, complementary tiled splashbacks, integrated electric oven, electric hob, tiled flooring, radiator, storage cupboard, UPVC double glazed window to the rear elevation and door leading into the conservatory.

Bedroom One

14' 10" x 10' 5" (4.52m x 3.17m)

UPVC double glazed window to the rear elevation, fitted storage units, carpet flooring and radiator.

Bedroom Two

13' 6" x 6' 8" (4.11m x 2.03m)

Two UPVC double glazed windows to the front elevation, fitted storage units, carpet flooring and radiator.

Family Bathroom

Fitted with a W.C, vanity wash hand basin with fitted storage units, corner bath, shower cubicle, vinyl flooring, fully tiled, extractor fan, radiator and UPVC double glazed opaque window to the side elevation.

Garage

17' 1" at door entrance x 8' 6" (5.21m at door entrance x 2.59m)

With up and over door, power, lighting.

Front

The property is set back from the road with a driveway leading directly to the garage with a lawned front garden that provides great outdoor space

Rear

The rear garden benefits from paved patio, gravel and lawned areas with attractive, matured shrubs and bushes along with being fully enclosed with a secure fenced boundary whilst being very secluded.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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