



Broad Lane
Brinsley Nottingham



Broad Lane Brinsley Nottingham NG16 5BD

for sale offers in the region of
£375,000



Property Description

Where to start on this beautiful Victorian property in the ever so popular location of Brinsley just off from the A608. This stunning property stands proud. Presented throughout to a modern day standard whilst maintaining its characterful origins, this property has definitely been loved over the years. This is a great opportunity to acquire a spacious family home, providing many delightful features. In brief the property consists of, beautiful entrance hallway, spacious reception room, dining room leading to kitchen. To the first floor are three well-proportioned bedrooms and family bathroom. The front of the property is set back from the road and has ample off road parking with garage/snug. The rear garden is laid to lawn and is fully secure and private. Call to arrange your viewing today, this will not be around for long!

Entrance Hallway

Accessed via composite door to the front leading into the hallway where there is stairs off to the first floor and doors off to the lounge and dining room.

Dining Room

Having double glazed bay window to the front elevation, hard wood flooring, a radiator, feature fireplace with multi fuel burner and open access to the modern fitted kitchen.

Kitchen

Fitted with matching wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, integrated eye-level electric oven and microwave, integrated gas hob, dishwasher, fridge freezer, plumbing for washing machine, double glazed window to the rear elevation, hard wood flooring continuing through from the dining area and door leading to rear lobby.

Rear Lobby

Having a door to the lounge, an under stairs storage cupboard and door to the rear elevation leading out to the garden.

Lounge

Having double glazed bay window to the front elevation, hard wood flooring, multi fuel burner with surround, a radiator and double glazed French doors giving access to the conservatory.

Conservatory

Being of UPVC double glazed construction with double glazed French doors to the rear garden, hard wood flooring and door leading into the garage.

First Floor Landing

Having carpet flooring, double glazed window to the rear elevation and doors off to the bedrooms and bathroom.

Bedroom One

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

Bedroom Two

Having double glazed window to the front elevation, laminate flooring, a radiator and door to over stairs storage cupboard with double glazed window to the front elevation.

Bedroom Three

Having double glazed window to the rear elevation, wood flooring and a radiator.

Shower Room

Fitted with a three piece white suite comprising of a low level W.C, vanity wash hand basin with chrome mixer tap over and walk-in shower with mains fed chrome shower over, partly tiled walls, a radiator, carpet flooring, extractor fan and double glazed obscured window to the rear elevation.

Front

To the front the property is accessed via wrought iron gate leading to a block paved driveway providing ample off road parking, raised flower beds inset with shrubs, access to the garage and enclosed with wrought iron fencing.

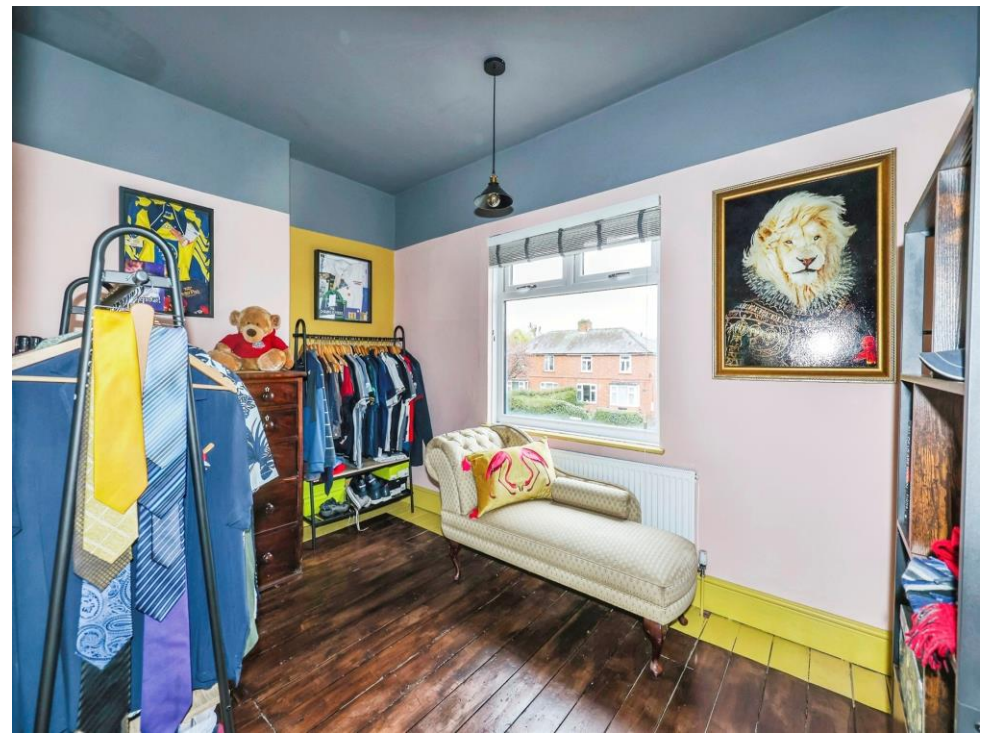
Rear

The enclosed rear garden is laid mainly to lawn with a patio area, mature borders inset with bushes and shrubs, brick built outbuilding and fenced boundaries.

Garage

Having UPVC double glazed double opening French doors to the front elevation, double glazed window to the rear, power, lighting and is currently being converted into an additionally snug with separate utility room and W/C.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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