



Church Lane
Brinsley Nottingham



Church Lane Brinsley Nottingham NG16 5AB

for sale offers in the region of
£200,000



Property Description

A spacious semi-detached home situated in the popular village of Brinsley offered with no upward chain. Church lane is ideally located within close proximity to a wide range of local amenities including shops, schools bus routes and major road links. The property is set back from the road with a driveway to the front with direct access to the garage and access to the rear garden. The internal accommodation briefly comprises of a entrance porch, lounge, dining room, a fitted kitchen and family bathroom and lean to used as a utility to the rear. To the first floor are three bedrooms accessed via an open landing. Outside the rear garden is enclosed with fenced boundaries with access to the garage. The property is double glazed and gas centrally heated. Viewings essential to appreciate the accommodation on offer.

Entrance Porch

Accessed via UPVC double glazed door leading into the porch with laminate flooring and glass panelled door leading into the lounge.

Lounge

11' 9" into recess x 12' 2" plus bay (3.58m into recess x 3.71m plus bay)
Having window to the front elevation, laminate flooring, coving to the ceiling, a radiator and feature fireplace.

Hallway

Having a continuation of the laminate flooring, stairs off to the first floor and door to:-

Dining Room

11' 9" into recess x 13' 1" (3.58m into recess x 3.99m)
Having laminate flooring, a radiator, double glazed windows to the rear and side elevations and door to:-

Kitchen

6' 7" x 9' 7" (2.01m x 2.92m)
Having wall and base units with work surfaces over, inset sink and drainer with mixer tap over, integrated double ovens, electric hob with extractor over, tiled flooring, tiled splashbacks, two double glazed windows to the side elevation and opening to rear hall.

Utility

3' 6" x 11' 9" (1.07m x 3.58m)
having wall mounted boiler, door to the bathroom, window to the side elevation and door leading to the rear garden.

Bathroom

Having a bath, low level W.C, pedestal wash hand basin, panelled tiling, tiled flooring, obscured double glazed windows to the rear and side elevations.

First Floor Landing

Having double glazed window to the side elevation and doors off to:-

Bedroom One

11' 9" into recess x 12' 1" (3.58m into recess x 3.68m)

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

Bedroom Two

8' 9" into recess x 13' 1" (2.67m into recess x 3.99m)

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

Bedroom Three

7' 1" x 9' 7" (2.16m x 2.92m)

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

Front

To the front of the property is a small courtyard with flower borders.

Rear

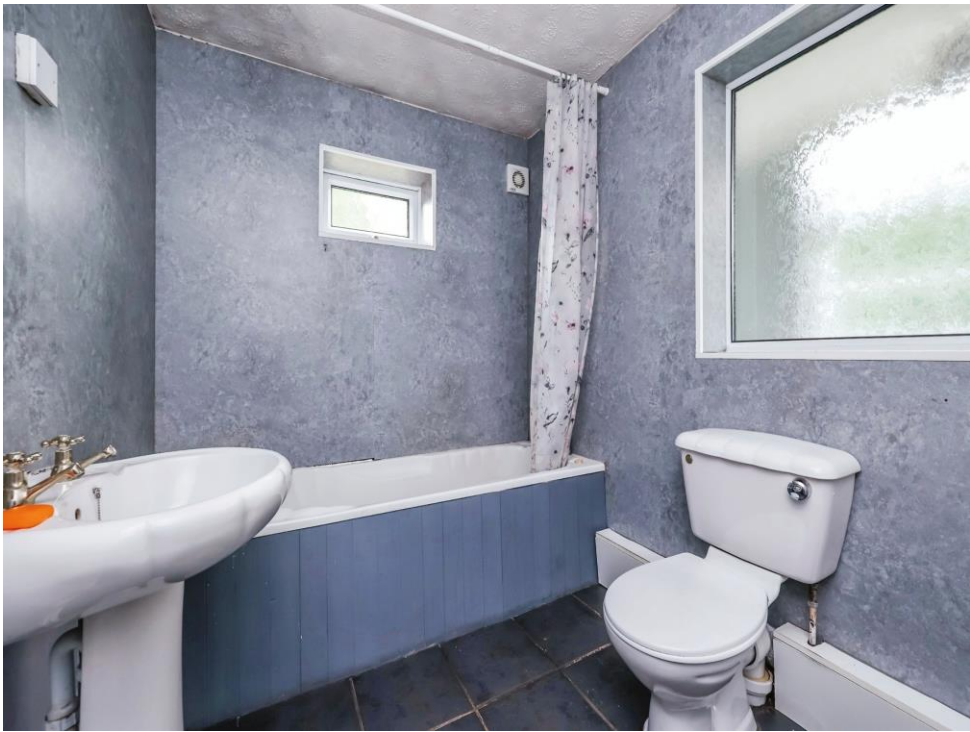
To the rear the garden is mainly laid to lawn with a paved area, fence and wall boundaries, mature trees and shrubs.

Garage

11' 5" x 17' 1" into door recess (3.48m x 5.21m into door recess)

Situated to the side elevation, with off road parking in front and up and over garage door side door access and rear door leading to the garden.









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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