



Broad Lane
Brinsley Nottingham





Property Description

A well presented two bedroom semi detached property in the popular location of Brinsley. Broad Lane is ideally located close to shops, schools, bus routes and major road links. In brief the generous internal accommodation comprises of an entrance hallway with stairs to the first floor landing, a lounge, separate kitchen diner and a handy utility room with W/C. To the first floor there are two bedrooms along with a family bathroom. Outside the property is set back from the road with a potential driveway providing off road parking. The secure rear garden offers patio area's, lawn and brick built outhouses. The property is both UPVC double glazed and benefits from a combination gas boiler. Viewings absolutely essential to fully appreciate the accommodation on offer.

Entrance Hall

The property is accessed via composite door to the front leading into the hallway where there is stairs off to the first floor, laminate flooring, opening to the lounge and door to kitchen/ diner.

Lounge

12' x 11' 5" max (3.66m x 3.48m max)
Having two double glazed windows to the front elevation, feature fireplace, laminate flooring and a radiator.

Kitchen Diner

18' 2" max x 12' 6" max (5.54m max x 3.81m max)
Having a range of wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, integrated electric oven with electric hob and extractor hood over, tiled splashbacks, space and plumbing for dishwasher, coving to the ceiling, a radiator, laminate flooring, door to the utility room, double glazed patio doors to the rear and exposed brick fireplace with log burning stove.

Utility

6' 2" max x 7' 6" max (1.88m max x 2.29m max)
Having base units with work surface over and incorporating stainless steel sink and drainer, space and plumbing for washing machine and dryer, splashback tiles, laminate flooring, double glazed window to the side, door to the side leading out to the rear garden and access to the W.C.

Downstairs W.C

Having obscured double glazed window to the rear elevation, low level W.C, pedestal wash hand basin with splashback tiles, a radiator and continuation of the laminate flooring.

First Floor Landing

Having carpet flooring and doors off to the bedrooms and bathroom.

Bedroom One

14' 8" max x 11' 5" max (4.47m max x 3.48m max)

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

Bedroom Two

12' 5" max x 9' 9" max (3.78m max x 2.97m max)

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

Bathroom

Fitted with a three piece suite comprising of a bath with mains fed shower over and glazed shower screen, low level W.C and wash hand basin, tiled splashbacks, tiled flooring, double glazed obscured window to the rear elevation, built-in storage cupboard, a radiator and chrome heated towel radiator.

Front

To the front of the property is a block paved driveway providing off road parking with path to the side leading to the rear.

Rear

To the rear the garden is mainly laid to lawn with a paved patio area, raised flower bed, brick built outbuildings, a further paved area and is enclosed with fenced and hedge boundaries.

Outbuilding

Having access door and window to the side.









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Property Ref: EWD206451 - 0001