



Broad Lane  
Brinsley Nottingham



# Broad Lane Brinsley Nottingham NG16 5BD

for sale  
£200,000



## Property Description

A well presented three 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 a lounge, dinign room , fitted kitchen with feature bay window to the rear. To the first floor there are two bedrooms along with a family bathroom then stairs to the main bedroom. Outside the property is set back form the road with a 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.

## Lounge

12' 7" x 11' 5" ( 3.84m x 3.48m )  
Having carpet flooring, bow window to the front elevation and a radiator.

## Dining Room

12' 3" x 12' 8" ( 3.73m x 3.86m )  
having a radiator, carpet flooring and window to the rear elevation.

## Kitchen

19' 7" Into bay x 7' 8" ( 5.97m Into bay x 2.34m )  
Having a range of wall and base units with work surfaces over, one and a quarter bowl sink and drainer, integrated electric oven with gas hob, a radiator, tiled flooring, partly tiled walls, plumbing for dishwasher, window to the side and bay window to the rear elevation.



### Bedroom Two

9' 9" x 9' 6" ( 2.97m x 2.90m )

Having carpet flooring, a radiator and window.

### Bedroom Three

12' 5" x 18' 1" ( 3.78m x 5.51m )

Having carpet flooring, a radiator and UPVC window.

### Bathroom

Having walk-in shower, low level W.C, wash hand basin, obscured double glazed window and partly tiled walls.

### Bedroom One

11' 5" x 12' 7" ( 3.48m x 3.84m )

Having carpet flooring, a radiator, UPVC window and coving to the ceiling.

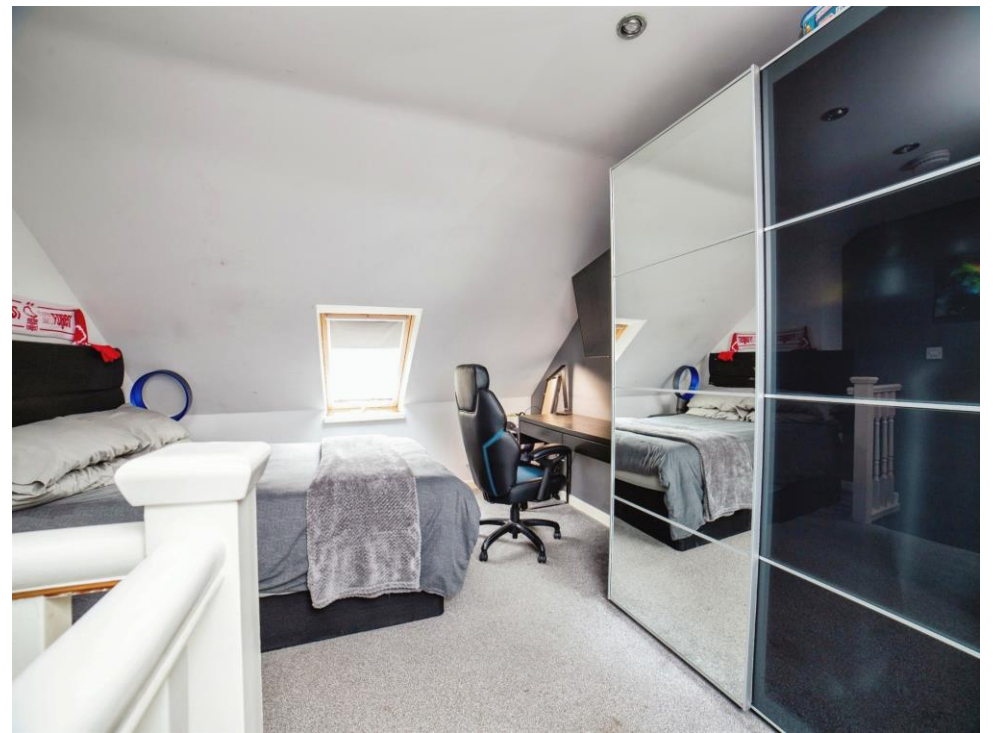
### Front

Sat back from the road behind a double driveway and with side access to the rear garden.

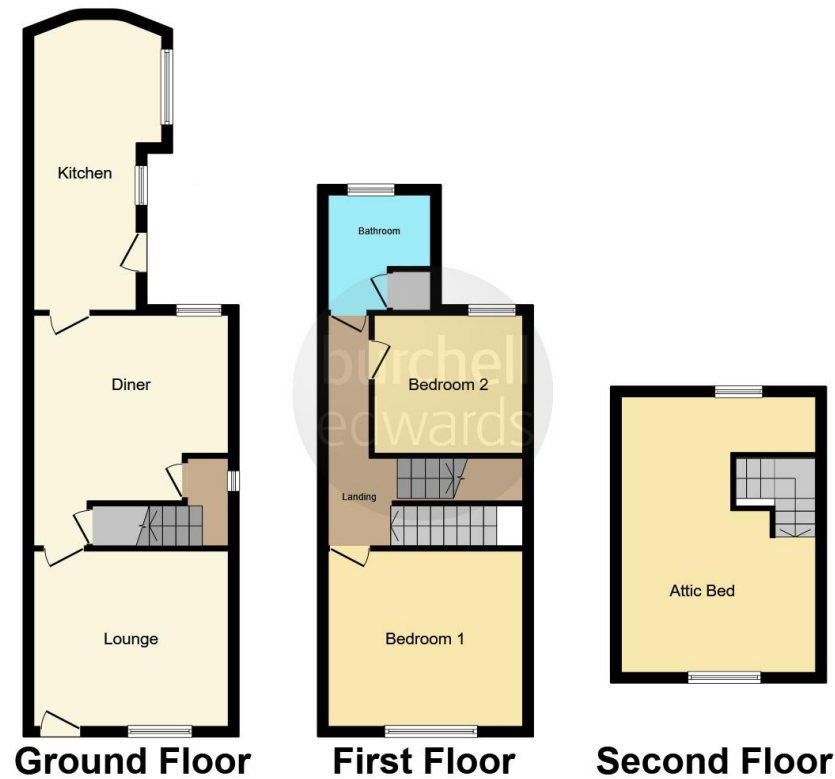
### Rear

To the rear the garden is mainly laid to lawn with a shed and fenced boundary.









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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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