



Church Lane  
Brinsley Nottingham



# Church Lane Brinsley Nottingham NG16 5AD

for sale offers over  
**£525,000**



## Property Description

\*\*\* CHECK THIS BEAUTY OUT \*\*\* We are pleased to present this beautiful detached family home with ample space throughout. The property benefits from no upward chain and countryside views! The accommodation in brief; to the ground floor is a glamorous and welcoming entrance hallway, impressive open plan dining kitchen with family area, two double bedrooms, two en suites, utility room and ground floor WC. To the first floor there are two further double bedrooms, a single bedroom and family bathroom. The rear garden provides the perfect family space to enjoy all year round which is wonderfully landscaped. Brinsley is a delightful village, set amongst the Nottinghamshire countryside, located within easy reach of amenities available in Brinsley, Underwood, Selston and Eastwood but is also on a direct bus route to Nottingham city centre and has excellent road links to the M1 motorway. Conveniently placed close to Junction 27 of the M1 motorway, the property offers ease of access to the commuter travelling to both Nottingham and Derby as well as the regions commercial and retail centres further afield. East Midlands Airport is also within easy reach, as well as various rail links. Can you imagine yourself living here, call today!

## Entrance Hallway

Bespoke solid wooden front door with UPVC double glazed windows above. Feature circular stained glass window, oak stairs with glass balustrades to the first floor, ceiling spotlights and storage cupboard. Kardean flooring with underfloor heating. Oak doors to the lounge diner, kitchen, utility room, WC and bedrooms one and two.

## Downstairs W.C

Fitted with a WC, wall mounted sink, ceiling spotlights, extractor fan, Kardean flooring with underfloor heating and feature circular stained glass window to the front.

## Lounge/ Diner

23' 7" max x 20' 8" max ( 7.19m max x 6.30m max )

Four double glazed skylight windows to the rear, two UPVC double glazed French doors with integrated pull down blinds leading to the garden balcony. UPVC double glazed window to the rear with integrated pull down blinds. Kardean flooring with underfloor heating and ceiling spotlights. Open to the kitchen area and uPVC double glazed door to the side.

## Kitchen Area

15' 5" x 14' 8" ( 4.70m x 4.47m )

Open plan to lounge/diner. A range of matching high gloss wall & base units, newly fitted work surfaces incorporating a sink & drainer unit. Integrated appliances to include, two electric ovens, halogen hob with extractor over, fridge freezer, washing machine and dishwasher. Kardean flooring with underfloor heating, ceiling spotlights and breakfast bar offering further storage space. UPVC double glazed windows to the side & front with integrated shutter blinds.

## Utility Room

9' 7" max x 5' 1" max ( 2.92m max x 1.55m max )

A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Wall mounted Worcester Bosch combination boiler, Kardean flooring with underfloor heating and uPVC double glazed door to the rear.

## Bedroom One

11' 9" max x 11' 9" max ( 3.58m max x 3.58m max )  
UPVC double glazed window to the rear with integrated shutter blinds, ceiling spotlight, Kardean flooring with underfloor heating and door to the en suite.

## Ensuite

Fitted with a three piece suite in white comprising WC, wall mounted sink and walk in bath. Ceiling spotlights, obscured uPVC double glazed window to the side with integrated shutter blinds and kardean flooring with underfloor heating.

## Bedroom Two

11' 9" max x 11' 9" max ( 3.58m max x 3.58m max )  
UPVC double glazed window to the front, Kardean flooring with underfloor heating, ceiling spotlights and door to the en suite.

## Ensuite

Fitted with a three piece suite in white comprising WC, wall mounted sink and shower cubicle. Ceiling spotlights, Kardean flooring with underfloor heating and obscured uPVC double glazed window to the side with integrated shutter blinds.

## First Floor

### Landing

Two UPVC double glazed windows to the front, two UPVC double glazed skylight windows, radiator, ceiling spotlights, storage cupboard and doors to bedrooms three, four & five and family bathroom.

## Bedroom Three

18' 8" max x 11' 9" max ( 5.69m max x 3.58m max )  
Two UPVC double glazed skylight windows to the front, UPVC double glazed window to the rear, ceiling spotlights, radiator and carpet flooring.

## Bedroom Four

18' 8" x 11' 9" ( 5.69m x 3.58m )  
Two UPVC double glazed skylight windows to the front, UPVC double glazed window to the rear, ceiling spotlights radiator and carpet flooring.

## Bedroom Five/ Office

9' 2" x 7' 2" ( 2.79m x 2.18m )  
UPVC double glazed window to the rear radiator and carpet flooring.

## Bathroom

Fitted with a three piece suite in white comprising WC, wall mounted sink, and bath. Chrome heated towel rail, extractor fan and obscured UPVC double glazed window to the rear.

## Outside

To the front of the property is a tarmac driveway providing ample off road parking and leads to the detached double garage with electric roll up door and power. The driveway is enclosed by wall and timber fencing to the perimeter and is secured by wrought iron gates to the front. The landscaped rear garden offers a good level of privacy with open views over nearby countryside and comprises: a raised composite decking seating area with glass balustrades, steps down to the well maintained lawn, flower bed borders with a range of mature plants, shrubs and trees. Other features include two uncovered pergolas and a gravel section with greenhouse. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the side.

## Front

With gated access to the tarmac driveway, access to the rear garden and access to the double garage.









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)

To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
 NOTTINGHAM NG16 3GD

**EPC Rating: C**

**Tenure: Freehold**

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

**Property Ref: EWD204350 - 0004**