



Broad Lane  
Brinsley Nottingham



# Broad Lane Brinsley Nottingham NG16 5BD

for sale offers over  
**£160,000**



## 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 a front reception room and a rear reception room with stairs to the first floor, to the rear of the lower level is the kitchen. To the first floor there is two double bedrooms and the family bathroom suit with small office area also. To the outside of the property there is the potential for off road parking and a fully secured rear garden. The property is both UPVC double glazed and benefits from a combination gas boiler. Viewings absolutely essential to fully appreciate the accommodation on offer.

## Ground Floor

### Lounge

11' 9" Into recess x 11' 2" ( 3.58m Into recess x 3.40m )

Accessed via a double glazed UPVC door to the front, with a UPVC double glazed window to the front, radiator, gas fire (currently capped off) with feature surround and laminate flooring.

### Dining Room

12' 9" x 11' 9" Into recess ( 3.89m x 3.58m Into recess )

With a UPVC double glazed window to the rear, radiator, gas fire (currently capped off) with feature surround, understair storage cupboard and carpet flooring.

### Kitchen

8' 9" x 7' 3" ( 2.67m x 2.21m )

A fitted kitchen with matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. There is space and plumbing for a washing machine, fitted oven, gas hob, tiling to the walls and a double glazed window to the side.

## First Floor

### Landing

With access to the two bedrooms and bathroom.

### Bedroom One

11' 9" Max x 11' 1" Max ( 3.58m Max x 3.38m Max )  
With a double glazed window to the front, storage cupboard, radiator and carpet flooring.

### Bedroom Two

12' 9" x 8' 9" ( 3.89m x 2.67m )  
With a double glazed window to the rear, radiator and carpet flooring.

### Bathroom

Fitted suite comprising of a bath with shower attachment off the tap, low level W/C and wash hand basin. With a double glazed window to the rear, tiling to the walls and vinyl flooring.

## Outside

### Front

The front of the property sits back from the road and allows great opportunity for off road parking.

### Rear

A delightful rear garden offering a patio area, lawned area, shed and access to the outside 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](http://www.focalagent.com)

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 Band: A

Tenure: Freehold

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