



Broad Lane  
Brinsley Nottingham





# Broad Lane Brinsley Nottingham NG16 5BE

for sale offers in the region of  
**£400,000**



## Property Description

A unique detached family home in the popular location of Brinsley. Broad lane is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the accommodation comprises of an inviting entrance porch, lounge, bespoke fitted kitchen and conservatory. To the first floor are three further bedrooms with the master benefiting from an en-suite and a fitted family bathroom. Outside the property is set on a generous plot set back from the road, which is private and enclosed with a generous side garden and also gives access to the driveway providing ample off road parking and access to the double garage. The rear garden offers a decking area as well as a lawned area. There is also access to the three outbuildings, summer house and garden shed. The property is double glazed and central heated throughout and is fitted with an alarm adding extra security. This property must be viewed to be fully appreciated!

## Ground Floor

### Entrance Porch

Accessed via a door to the front with a door leading into the lounge.

### Lounge

19' 9" max x 15' 6" max ( 6.02m max x 4.72m max )  
A bright and spacious room, having a double glazed bay window to the front, feature fire place, two radiators, wooden effect laminate flooring and stairs leading to the first floor. From the lounge, there is also access into the kitchen and conservatory.

### Kitchen

19' 5" x 15' 5" ( 5.92m x 4.70m )  
A bespoke fitted kitchen offering wall and base units with complementary Oak work surfaces with an inset Belfast style sink with stylish mixer tap over. There is an Island with Induction Hob with Island Fan Assisted cooker as well as offering extra storage space. A Gas Rayburn Royale with extractor hood above, American Style fridge/freezer plumbed for both water and ice, dishwasher as well as space for standard and integrated washer and dryer. Having a double glazed window to the rear, double glazed bay window to the front, two radiators, tiled flooring and a door leading into the conservatory.

### Conservatory

15' 8" x 12' 9" ( 4.78m x 3.89m )  
Having wooden effect laminate flooring and sliding doors leading out into the garden.

## First Floor

### Landing

Giving access to the three bedrooms and family bathroom.

### Bedroom One

11' 10" max x 11' 9" ( 3.61m max x 3.58m )

Having a double glazed window to the front, newly fitted carpets and a door leading to the en-suite.

### En-Suite

Fitted with a shower, wash hand basin and low level W/C. With tiled walls and flooring.

### Bedroom Two

12' 1" x 8' 5" ( 3.68m x 2.57m )

Having a double glazed window to the front, two fitted wardrobes and carpet flooring.

### Bedroom Three

11' 11" x 7' 3" ( 3.63m x 2.21m )

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

### Family Bathroom

Fitted with a rolltop bath, wash hand basin and low level W/C. With tiled walls and flooring and heated towel rail.

## Outside

### Front

To the front of the property you will find a paved driveway offering ample off road parking for the property as well as access to a hard standing area and the double garage.

### Rear

To the rear you will find a delightful garden offering a decking area, perfect for outdoor entertaining as well as a lawned area and mature planting and trees.

There is also a summer house and garden shed. You will find a gate to the side which grants access to the garden.

### Outbuildings

There are three outbuildings which you will find located in the garden, one of which is an outside W/C.

### Double Garage

20' x 18' 8" ( 6.10m x 5.69m )

Having power and electrics.



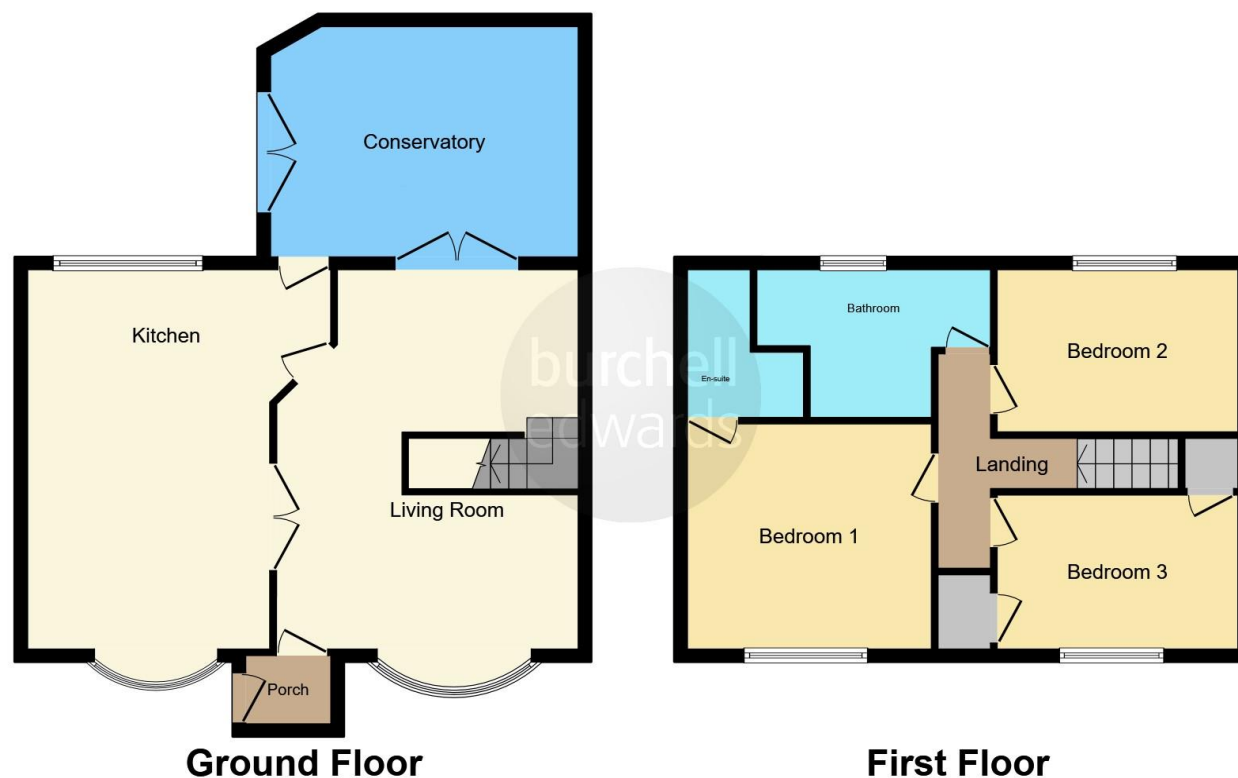












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**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
 NOTTINGHAM NG16 3GD

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: EWD207254 - 0004