



Broad Lane
Brinsley Nottingham

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Broad Lane Brinsley Nottingham NG16 5BD

for sale offers in the region of
£200,000



Property Description

Located on Broad Lane in the semi-rural village of Brinsley, this characterful two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, investors or those seeking a village lifestyle with strong local connections. The property enjoys close proximity to open countryside and scenic walking routes, perfect for those who appreciate outdoor living, while remaining well placed for local shops, schools and transport links to surrounding towns.

The ground floor features two generous reception rooms, including a welcoming lounge with feature fireplace and a separate dining room with useful understairs storage, providing access to the kitchen. The well-appointed kitchen offers ample workspace, integrated cooking appliances and direct access to the rear garden, ideal for both everyday living and entertaining.

Upstairs, the home offers two spacious double bedrooms, each boasting period fireplaces, with the second bedroom further benefiting from fitted cupboards. A modern bathroom completes the first-floor accommodation.

Externally, the property provides a gravelled frontage with potential for off-street parking and a particularly generous rear garden featuring a lawn, patio areas, fenced boundaries and two useful storage sheds. With character features, spacious rooms and a low-maintenance garden, this home represents a fantastic opportunity in a desirable semi-rural location combining countryside walks with everyday convenience.

Lounge

Entered via a UPVC front door, this inviting lounge features a carpeted floor, wall-mounted radiator, a double-glazed front window, and a charming fire with surround. A door leads through to the dining room.

Dining Room

A spacious reception room offering carpet flooring, a wall-mounted radiator, rear double-glazed window, understairs storage, and staircase access to the first floor. A door opens into the kitchen.

Kitchen

Fitted with laminate flooring, a double-glazed rear window, and a door to the back garden, the kitchen includes matching wall and base units, inset composite sink with drainer, tiled splashback, integral electric oven and hob with cooker hood, plumbing for a washing machine, and space for an under-counter fridge and freezer. A wall-mounted radiator completes the space.



Bedroom One

A bright double bedroom with carpet flooring, a double-glazed window to the front, wall-mounted radiator, and a fireplace.

Bedroom Two

Another well-proportioned bedroom featuring carpet flooring, a double-glazed rear window, wall-mounted radiator, fireplace, and fitted cupboards.

Bathroom

A modern bathroom with vinyl flooring, bath with shower over, ceramic toilet and wash basin, tiled splashback, and an opaque double-glazed rear window.

Externals

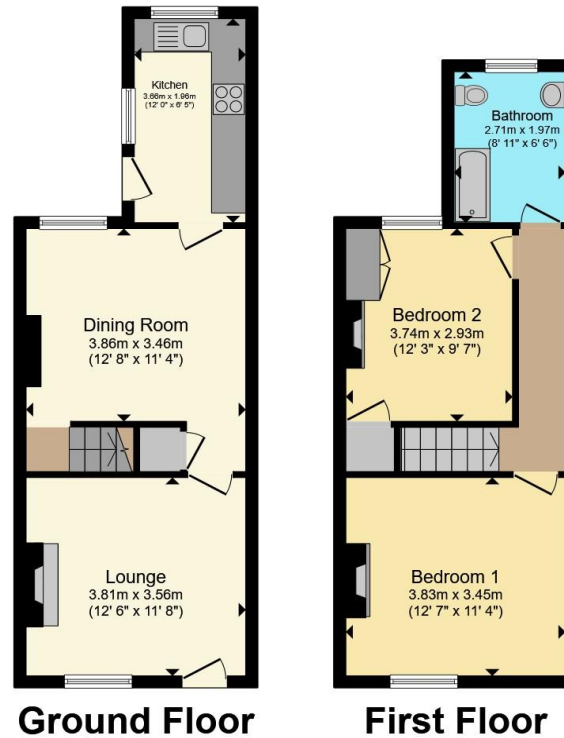
The front of the property offers a gravelled area with potential for off-street parking and a concrete path leading to gated rear access.

The spacious rear garden is mainly laid to lawn with a slabbed patio, fenced and shrub borders, and two useful storage sheds.









Total floor area 74.8 m² (805 sq.ft.) approx

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.propertybox.io



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134 Nottingham Road Eastwood
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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