

Broad Lane
Brinsley Nottingham

burchell edwards

Broad Lane
Brinsley Nottingham NG16 5BE

for sale offers in the region of
£260,000







Property Description

Nestled in the sought-after village of Brinsley, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors. Blending character features with modern living, the property boasts a welcoming lounge with feature fireplace, a generous dining room, stylish fitted kitchen and a bright summer room with French doors opening onto the rear garden.

The first floor hosts two well-proportioned double bedrooms, a spacious landing with useful storage and a contemporary family bathroom featuring both a bath and separate shower. Occupying the entire second floor, the impressive principal bedroom provides a private retreat with ample space for furnishings.

Outside, the property benefits from a block-paved driveway providing off-road parking to the front, while the enclosed rear garden has been thoughtfully landscaped with decking, lawned areas, and mature planting.

A fantastic family home offering generous living space, character and charm throughout, all within easy reach of local amenities, schools and transport links. Early viewing is highly recommended.

Ground Floor

Lounge
A well-presented front-facing lounge incorporating the main entrance door, featuring a large window, attractive fireplace with timber surround, and neutral décor, creating a comfortable and welcoming living space.

Wc
Fitted with a low-level WC and wash hand basin set within a vanity unit, complemented by a side-facing obscured window providing natural light and privacy. A useful ground floor cloakroom finished in a modern style.

Hall
An inner hall providing access to the lounge, dining room and ground floor WC, with stairs rising to the first floor accommodation.

Dining Room
A spacious dining room featuring a rear-facing window, attractive feature fireplace and ample space for a family dining table. Open access leads through to the kitchen, creating an ideal space for everyday living and entertaining.

Kitchen
A stylish galley-style kitchen fitted with a range of modern wall and base units with complementary work surfaces, inset sink and drainer, and space for appliances. A side-facing window provides natural light, while the layout offers excellent storage and workspace. Open access leads through to the summer room.

Rear Porch
A useful rear porch providing access between the dining room and kitchen, with a door leading outside and space for coats and shoes. Ideal as an additional entrance and practical storage area.

Summer Room
A bright and versatile summer room enjoying views over the rear garden, with windows to the side and rear elevations and French doors opening onto the decking. An ideal additional reception space for relaxing or entertaining.

First Floor

Landing
A spacious split-level landing with a side-facing window providing natural light, featuring useful built-in storage and access to Bedroom Two, Bedroom Three and the family bathroom. Stairs rise to the second-floor principal bedroom.

Bedroom Two
A spacious double bedroom positioned to the front of the property, featuring a large window providing plenty of natural light. Offering ample space for a range of bedroom furniture, this well-proportioned room is beautifully presented and ideal as a principal or guest bedroom.

Bedroom Three
A generously sized third bedroom with a rear-facing window overlooking the garden. Well presented and versatile, the room offers space for a double bed and additional furnishings, making it suitable as a bedroom, nursery or home office.

Bathroom
A well-appointed family bathroom fitted with a panelled bath, corner shower cubicle, low-level WC and pedestal wash hand basin. Complemented by tiled walls, wood-effect flooring and a side-facing obscured window providing natural light and ventilation.

Second Floor

Bedroom One
A generous second-floor principal bedroom benefiting from a side-facing window and Velux-style skylight, allowing plenty of natural light to flood the room. Offering ample space for a double bed and additional furnishings, this well-presented room enjoys a private top-floor position, creating a comfortable and peaceful retreat.

Externals
Front Elevation

To the front of the property is a low-maintenance block-paved driveway providing off-road parking for multiple vehicles. The frontage is enclosed by a brick wall and fencing, with a pathway leading directly to the entrance door, creating an attractive and practical approach to the home.

Rear Garden

The generous rear garden has been thoughtfully landscaped to provide a wonderful outdoor space for relaxation and entertaining. A raised decking area adjoins the property, offering an ideal seating area with steps leading down to a well-maintained lawn. Mature shrubs, planted borders and established hedging create an attractive and private setting, while paved pathways lead to the rear of the garden. Fully enclosed, the garden is perfect for families and those who enjoy outdoor living.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Total floor area 131.4 m² (1,414 sq.ft.) approx

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To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

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The Property Ombudsman

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