



Hall Lane
Brinsley Nottingham

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Hall Lane Brinsley Nottingham NG16 5AH

for sale offers over
£500,000



Property Description

Offered with no upward chain, this individual detached home on sought-after Hall Lane, Brinsley blends character with modern living. Extended from its original cottage, it offers three double bedrooms and a spacious open-plan dining kitchen, forming the hub of the home.

The standout kitchen, dining and family area is flooded with natural light and opens directly onto the private rear garden. The principal bedroom features a Juliet balcony with garden views. Positioned at the end of a private driveway, the property enjoys a secluded setting with a welcoming entrance hall.

The ground floor also includes a lounge, utility room and WC. Upstairs, a half-galleried landing leads to three double bedrooms, including a main bedroom with en suite, along with a modern family bathroom.

Externally, there is ample off-road parking and a detached double garage with a versatile attic room, ideal for a home office or hobby space. The generous rear garden offers a lawn, patio and covered seating area with a wood-burning stove.

Located in the semi-rural village of Brinsley, the property offers countryside surroundings with easy access to nearby Eastwood and its range of amenities.

Entrance Hallway

Entered via a double-glazed front door, the hallway features oak flooring, a radiator, stairs rising to the first floor and a useful understairs storage cupboard. Doors give access to the lounge, dining kitchen, WC and utility room.

WC

Fitted with a pedestal wash hand basin, low-level WC, radiator and extractor fan.

Kitchen/Diner

A spacious and well-equipped dining kitchen, fitted with a range of matching wall and base units with work surfaces incorporating a one-and-a-half bowl sink with drainer. Integrated appliances include a waist-level double oven and grill, five-ring gas hob with extractor, fridge, dishwasher and wine cooler. Further benefits include a breakfast bar, tiled flooring, ceiling spotlights and two radiators. Excellent natural light is provided by multiple double-glazed windows, French doors and sliding patio doors opening onto the rear garden.

Living Room

A comfortable reception room with a double-glazed bay window to the front, additional side window and a feature real-flame gas fire.

Utility Room

Fitted with matching units and work surfaces incorporating a stainless steel sink and drainer. Space and plumbing for a washing machine, wall-mounted boiler, tiled flooring, radiator, extractor fan and an obscured double-glazed window to the side.

Landing

Light and airy landing with front and side-facing double-glazed windows, radiator and access to the loft (part boarded with drop-down ladder). An airing cupboard houses the hot water tank. Doors lead to all bedrooms and the family bathroom.

Bedroom One

A generous double bedroom with a front-facing double-glazed window, ceiling spotlights, radiator, French doors to the side and access to the en suite.

En-Suite

Comprising a three-piece suite including WC, vanity wash hand basin and shower cubicle with electric shower. Finished with a chrome heated towel rail and obscured double-glazed window to the rear.

Bedroom Two

A well-proportioned double room with a rear-facing bay window, additional side window and radiator, allowing for plenty of natural light.

Bedroom Three

A further double bedroom with front and side-facing double-glazed windows and a radiator.

Bathroom

Fitted with a three-piece suite comprising WC, vanity wash hand basin and bath. Additional features include ceiling spotlights, extractor fan, radiator and an obscured double-glazed window to the front.

Externals

To the front and side, a combination of brick-paved and tarmac driveway provides generous off-road parking and leads to a detached double garage with two up-and-over doors. Above, a useful attic room offers versatile space with Velux windows, spotlights and ladder access.

The enclosed rear garden is a standout feature, mainly laid to lawn with established borders, a paved seating area and a timber-built gazebo with power and multi-fuel burner. Gated side access enhances practicality while maintaining privacy.

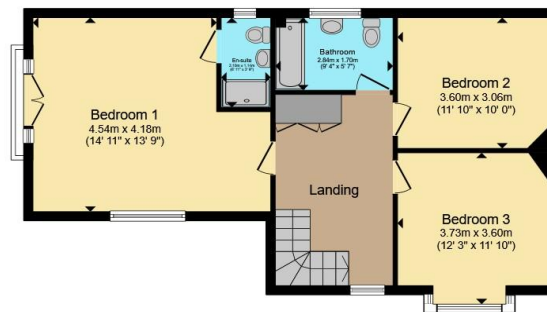




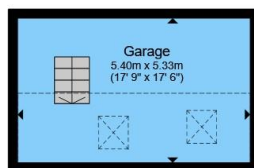




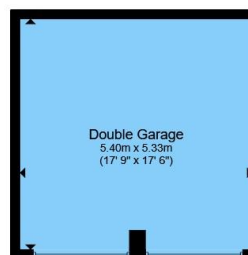
Ground Floor



First Floor



Second Floor



Garage

Total floor area 188.5 m² (2,029 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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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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