

CHARLES
NEWTON & CO

ESTATE AGENTS & SOLICITORS



45 Broad Lane
Brinsley NG16 5BX

Offers over £240,000



3



1



1



D

45 Broad Lane

Brinsley NG16 5BX

A charming and Well-Appointed Traditional Three-Bedroom Semi-Detached Family Home in Idyllic Brinsley nestled in a prime position backing on to open countryside, this beautifully presented family home offers a perfect blend of comfort, style, and rural tranquility.

The property features a spacious lounge and a modern kitchen/diner, ideal for family living and entertaining. Upstairs, you'll find three well-proportioned bedrooms, two of which boast lovely views over rolling fields, along with a family bathroom.

Externally, to the front, the property boasts an attractive garden with a lush lawn and well-stocked borders, enhancing its curb appeal. Driveway parking provides added convenience and practicality. Secure gated side access leads to a meticulously maintained, pretty rear garden adorned with borders full of shrubs, trees, and vibrant flowers. This tranquil outdoor space offers a peaceful haven for relaxation, with picturesque countryside views to the rear.

Set in the charming village of Brinsley, in the heart of Nottinghamshire, this home enjoys a peaceful rural setting. Brinsley is renowned for its warm community spirit, picturesque landscapes, and a rich history. The village boasts a delightful mix of traditional and modern homes, local amenities, and scenic countryside walks.

Notable local landmarks include the historic Brinsley Headstocks remnants of a once-thriving coal mining industry and the stunning Brinsley Reservoir, a popular spot for outdoor pursuits such as walking, birdwatching, and picnicking. Combining rural serenity with a touch of historical significance, Brinsley offers an ideal lifestyle for those seeking tranquillity without sacrificing convenience.





Hallway

Stairs to first floor, door to lounge, radiator, carpet flooring & glazed composite door to the front elevation.

Lounge

14'3" x 13'8" (into bay) (4.34m x 4.17m (into bay))

Electric fire with fire surround & hearth, coving to ceiling, TV point, Sky fibre broadband, radiator, carpet flooring & double glazed bay window with shutter blinds.

Kitchen/Diner

17'8" x 8'7" (5.38m x 2.62m)

Range of base, wall & drawer units with Quartz worktop over, composite sink & drainer with mixer tap, tiled surround, free standing Rangemaster cooker with extractor fan over, integrated fridge & freezer, dishwasher, washing machine, cupboard housing wall mounted Baxi boiler (serviced yearly), radiator, Amtico flooring, two double glazed windows to both the side & rear, double glazed door & side panel to the rear garden.



First Floor Landing

Doors off, loft hatch, carpet flooring & double glazed window to the side elevation.

Loft Space

Fully boarded and plastered loft space with lighting & loft ladder.

Bedroom One

11'3" x 9'5" (3.43m x 2.87m)

Coving to ceiling, storage cupboard, carpet flooring, radiator & double glazed window overlooking the rear garden & countryside views beyond.

Bedroom Two

9'4" x 8'4" (2.84m x 2.54m)

Fitted sliding wardrobes, coving to ceiling, carpet flooring, radiator & double glazed window to the front elevation.





Bedroom Three

8'2" x 8'0" (2.49m x 2.44m)

Coving to ceiling, carpet flooring, radiator & double glazed window overlooking the rear garden & countryside views beyond.

Bathroom

6'11" x 5'7" (2.11m x 1.70m)

Panelled bath with thermostatic shower over, low flush WC, wash hand basin, fully tiled walls, mirrored cupboard, spot lights, heated towel rail, tiled flooring, frosted double glazed window to the front elevation.



Outside

Front Garden

To the front, the property features an attractive frontage with a formal lawn, complemented by well-stocked borders, plants, and flowers. The area includes an electric socket, outdoor lighting, and a hedge and fence boundary, offering both convenience and privacy. Driveway parking with side gated access leads seamlessly to the rear garden.



Rear Garden

The rear garden features a paved patio area, two artificial lawns, and well-stocked borders filled with trees, plants, and shrubs. There is also a small patio at the rear of the garden, offering a perfect spot to enjoy the open countryside views beyond. The garden is equipped with outdoor lighting, hot and cold water taps, an electric socket, and a brick-built outbuilding. Additionally, a greenhouse provides space for gardening enthusiasts. The boundary is secured with a hedge and fencing, ensuring privacy and seclusion.

Council Tax

Broxtowe Band A





Floor Plan



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD
Tel: 01773 535535 Email: property@charlesnewton.co.uk www.charlesnewton.co.uk

Area Map



Energy Efficiency Graph

