



£500,000

Hall Lane, Brinsley NG16 5AH

Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- \*\*\* GUIDE PRICE  
£500,000 - £525,000 \*\*\*
- Beautifully presented detached home in the sought-after village of Brinsley
- Three spacious double bedrooms, including principal suite with en suite and Juliet balcony
- Stunning open-plan dining kitchen and family space with direct garden access
- Cosy separate lounge, utility room and convenient downstairs WC
- Detached double garage with converted attic room ideal as an office, studio or retreat
- Ample off-road parking and tucked away at the end of a private driveway for added privacy
- Semi-rural setting with countryside walks nearby, yet just a short distance from Eastwood's shops, schools and amenities
- Council Tax Band D

## Property Description

\*\*\* GUIDE PRICE £500,000 - £525,000 \*\*\* A beautifully extended detached home in sought-after Brinsley, offering three double bedrooms and a stunning open-plan dining kitchen ideal for modern family living. Set back on a private driveway with generous gardens, ample parking and a double garage, it combines peaceful surroundings with easy access to local amenities.

## Main Particulars

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This impressive detached home on the ever-popular Hall Lane in Brinsley offers generous living space, stylish upgrades and a layout designed for modern family life. With three double bedrooms and a stunning open-plan dining kitchen at its heart, it's a property that delivers both comfort and character.

Originally a cottage, the home has been thoughtfully extended and reconfigured by the current owners to create a spacious, light-filled kitchen, dining and family area that opens directly onto a large, private lawned garden. Adding to the appeal, the principal bedroom enjoys its own Juliet balcony overlooking the garden — the perfect spot to take in the view. Tucked away at the end of a private driveway, the setting provides a real sense of privacy and exclusivity, and the welcoming entrance hall sets the tone from the moment you step inside.

The ground floor also includes a cosy lounge, utility room and convenient downstairs WC. Upstairs, a half-galleried landing leads to three well-proportioned double bedrooms, including the main bedroom with en suite and balcony access, along with a stylish family bathroom.

Externally, there is ample off-road parking and a detached double garage with a converted attic space that would work well as a home office, hobby room or teenage retreat. The garden is a standout feature, offering a generous lawn, a paved entertaining area and a timber-built covered seating space complete with a wood-burning stove — ideal for year-round gatherings. Beyond this, additional land to the rear offers exciting potential for an annex, outbuilding (subject to planning permission) or even a vegetable plot.

Although peacefully positioned in the semi-rural village of Brinsley with countryside walks close by, the shops, schools and amenities of Eastwood are just a short distance away. Early viewing is highly recommended to fully appreciate everything this lovely home has to offer.

### Location

Situated on the desirable Hall Lane in the charming village of Brinsley, NG16 5AH offers a peaceful residential setting with easy access to everyday essentials and green open spaces. Brinsley is a well-established semi-rural community in Nottinghamshire, known for its friendly atmosphere, attractive countryside surroundings and local amenities including shops, pubs and a primary school.

The location benefits from good transport links to nearby towns such as Eastwood, Langley Mill and Nottingham, with regular bus services and convenient road connections for commuting. Schools in the area include Brinsley Primary and Nursery School and a range of secondary options within a short drive, while Langley Mill rail station offers further connectivity.

### Ground Floor

#### Entrance Hallway

Entrance hallway with a double-glazed front door, radiator, and oak flooring. Features stairs to the first floor, useful understairs storage, and doors leading to the lounge, dining kitchen, WC, and utility room.

#### WC

WC comprising pedestal sink unit, radiator, and extractor fan for practical convenience.

#### Kitchen-Diner

Dining kitchen featuring a range of matching wall and base units with work surfaces incorporating an inset one-and-a-half bowl sink and drainer. The kitchen is fitted with integrated appliances, including a waist-height electric double oven and grill, five-ring gas hob with extractor, fridge, dishwasher, and wine cooler, plus a breakfast bar. The space is finished with tiled flooring, ceiling spotlights, and two radiators. Light floods in through four rear-facing uPVC double-glazed windows, a side window, French doors, and sliding patio doors, all opening onto the rear garden.

#### Living Room

With a double-glazed bay window to the front and side window, featuring a real-flame gas fire as a focal point.

#### Utility Room

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

#### First Floor

#### Landing

With double-glazed windows to the front and side, an airing cupboard housing the hot water tank, and access to the attic (partly boarded with drop-down ladder). The landing also provides radiator heating and doors leading to all three bedrooms and the family bathroom.

#### Master Bedroom

Master bedroom featuring a double-glazed window to the front, ceiling spotlights, radiator, French doors to the side, and a door leading to the en suite.

#### En Suite

En suite shower room with a three-piece white suite comprising WC, vanity sink unit, and shower cubicle with electric shower. Finished with a chrome heated towel rail and an obscured double-glazed window to the rear.

#### Bedroom Two

With a rear-facing double-glazed bay window, side window, and radiator, creating a bright and well-proportioned room.

#### Bedroom Three

With double-glazed windows to the front and side and a radiator, offering a bright and versatile space.

#### Family Bathroom

Three-piece bathroom suite in white, comprising WC, vanity sink unit, and bath. Finished with ceiling spotlights, an extractor fan, radiator, and an obscured uPVC double-

glazed window to the front, creating a bright and functional space.

## External

### Outside

To the front and side, a brick-paved and tarmac driveway provides ample off-road parking and leads to a detached double garage (5.55m x 5.34m) with two up-and-over doors. From here, access is available to a useful attic room (5.03m x 3.48m) with two Velux windows, ceiling spotlights, and a drop-down ladder.

The generous rear garden is private and well-maintained, featuring a timber-built gazebo with power and a multi-fuel burner, a turfed lawn, and flower bed borders planted with a variety of shrubs and plants. A further single garage with up-and-over door and power adds extra storage. The garden is fully enclosed by timber fencing and offers gated side access, combining privacy with practicality.

### Disclaimer

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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