

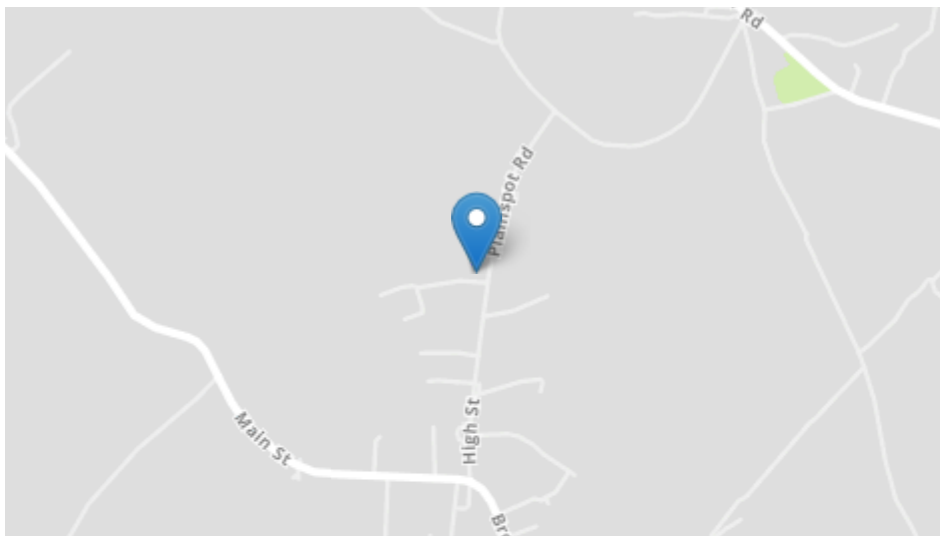
Plainspot Road, Brinsley, NG16 5BQ

£280,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Our Seller says....

- Detached Bungalow
- 2 Double Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- Off Road Parking & Garage
- Private Rear Garden With Open Views
- Semi Rural Location
- Ease of Access to M1

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27175827

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** ROLLING HILLS & COUNTRY WALKS ON YOUR DOORSTEP! *** This spacious detached extended bungalow is offered for sale in this much sought after area of Brinsley with the added benefit of a newly constructed summer house in the garden. The property in brief comprises on entry a spacious hall leading to all rooms; a newly fitted kitchen, generous lounge with feature fire place, a four piece bathroom suite, three spacious bedrooms two with fitted wardrobes and one currently being used as a second reception room. To the outside a front garden with driveway providing off road parking leading to the garage and having the added bonus of electric gates, to the rear an enclosed landscaped garden with Indian stone patio, lawn area and that newly constructed summer house perfect for working from home or relaxing in the afternoon sun. Located on Plainspot Road in the heart of rural Brinsley, the property offers an open vista to the rear, and benefits from nearby countryside walks, the nearby Jacksdale and Brinsley high streets and excellent commuter links to Nottingham, Derby and the surrounding towns and villages via the M1 and A38. *** ACT NOW FOR THE CHANCE TO BEAT THE STAMP DUTY INCREASE - OUR EXPERIENCED TEAM ARE READY TO TAKE YOUR CALL. ***

Entrance Hall

UPVC double glazed entrance door to the side and doors to all rooms.

Lounge

4.35m x 3.64m (14' 3" x 11' 11") UPVC double glazed window to the front, radiator and feature fireplace with inset space for fire.

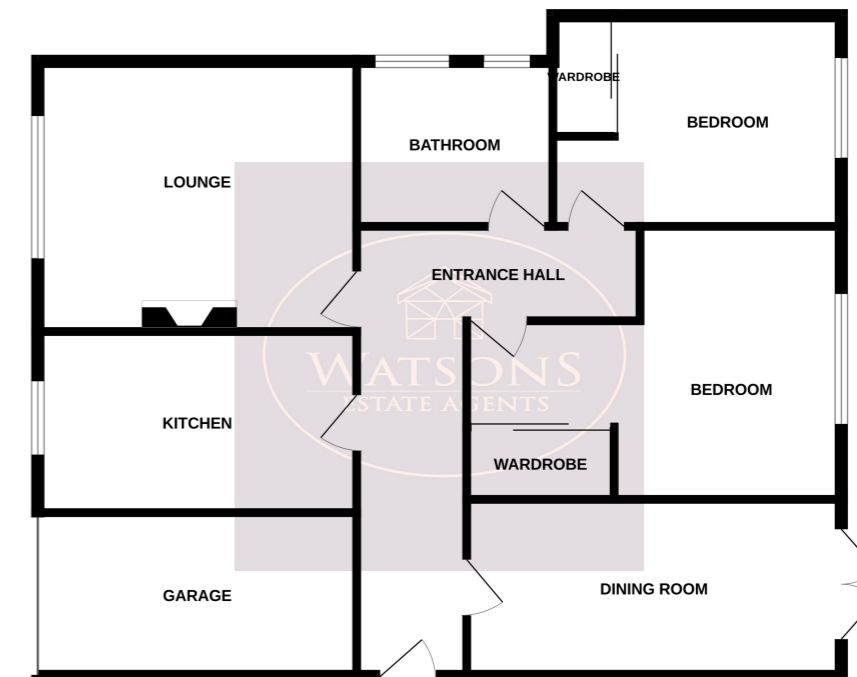
Kitchen

4.35m x 2.41m (14' 3" x 7' 11") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & grill, gas hob with extractor over, fridge freezer and washing machine. UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Bedroom 1

5.03m x 3.18m (16' 6" x 10' 5") UPVC double glazed window to the rear, fitted wardrobe, wood effect laminate flooring and radiator.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropex 02024

Bedroom 2

3.91m x 2.88m (12' 10" x 9' 5") UPVC double glazed window to the rear, a range of fitted furniture, wood effect laminate flooring and radiator.

Reception Room/Bedroom 3

6.17m x 2.22m (20' 3" x 7' 3") UPVC double glazed window to the side, radiator and uPVC double glazed French doors leading to the rear garden.

Bathroom

4 piece suite in white comprising WC, wall mounted sink, corner bath and shower cubicle. Chrome heated towel rail, extractor fan and 2 obscured uPVC double glazed windows to the side.

Outside

To the front of the property, a block paved driveway provides ample off road parking leading to the garage with up and over door & power. The driveway is enclosed by wall & timber fencing to the perimeter and is secured by electric wrought iron gates to the front. The rear garden offers a good level of privacy with open views over nearby countryside and comprises and Indian sandstone paved patio, generous turfed lawn, block constructed summer house, fully insulated with composite cladding and is enclosed by hedge and timber fencing to the perimeter with gated access to the side.