

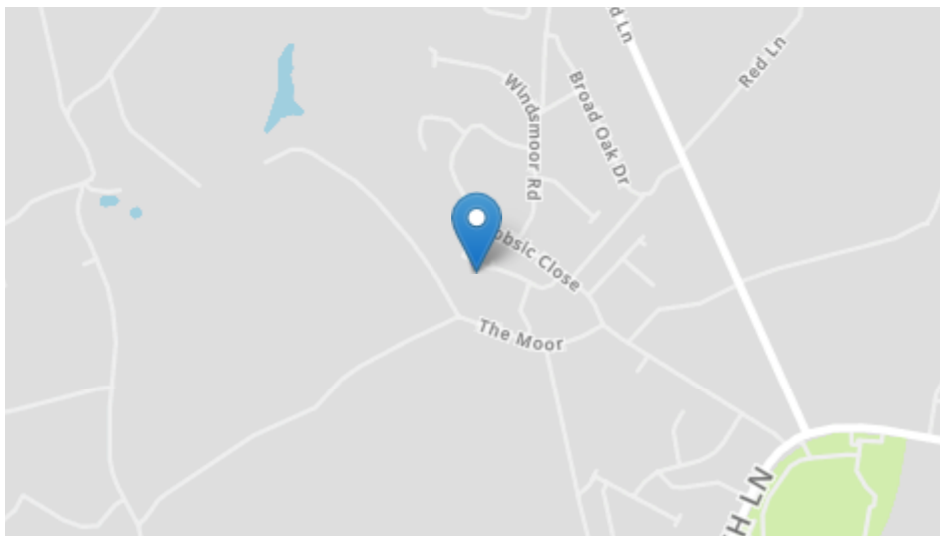
Lawrence Drive, Brinsley, NG16 5AU

Guide Price £325,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(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 Home
- 4 Bedrooms
- Modern Fitted Kitchen
- Spacious Lounge & Separate Dining Room
- Downstairs WC, En Suite & Family Bathroom
- Driveway & Garage
- Easy Access To A610 & M1 Motorway
- NO UPWARD CHAIN!

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 - 28020752

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



*** GUIDE PRICE £325,000-£350,000 *** This 4 bed detached home in the village of Brinsley has been very well maintained and is immaculately presented throughout. The semi rural location has beautiful countryside on the doorstep, but also has easy access to amenities & the M1 motorway. The accommodation will tick a lot of boxes for families and comprises in brief: entrance hall, downstairs wc, lounge, dining room, kitchen, upstairs landing to the 4 bedroom (en suite to primary). Outside, there is a block paved driveway and garage to the front providing good off street parking, whilst the particularly appealing landscaped rear is a lovely space to enjoy the summer. This desirable location is only 1.8 miles to Eastwood Town Centre and 2.7 miles from junction 27 of the M1. Viewing is HIGHLY RECOMMENDED, so we invite you to book a viewing today.

Ground Floor

Entrance Hall

Composite entrance door to the front, Amtico wood effect flooring, doors to the lounge, dining room and wc, under stairs storage and stairs to the first floor.

Lounge

6.48m x 3.66m (21' 3" x 12' 0") UPVC double glazed windows to the front and rear, radiator, real flame gas fire with limestone fireplace surround, uPVC double glazed French doors to the rear garden.

Dining Room

4.44m x 2.5m (14' 7" x 8' 2") Radiator, ceiling spotlights, door to the breakfast kitchen and uPVC double glazed sliding patio door to the rear garden.

Breakfast Kitchen

5.18m x 2.13m (17' 0" x 7' 0") A range of matching shaker style wall & base units with worksurfaces incorporating an inset 1.5 bowl ceramic sink with countertop draining grooves, and breakfast bar. Integrated appliances including; waist height microwave and double electric oven, fridge, dishwasher and induction hob with extractor over. Tiled floor, vertical radiator, ceiling spotlights, uPVC double glazed windows to the side and rear, doors to the dining room and garage.

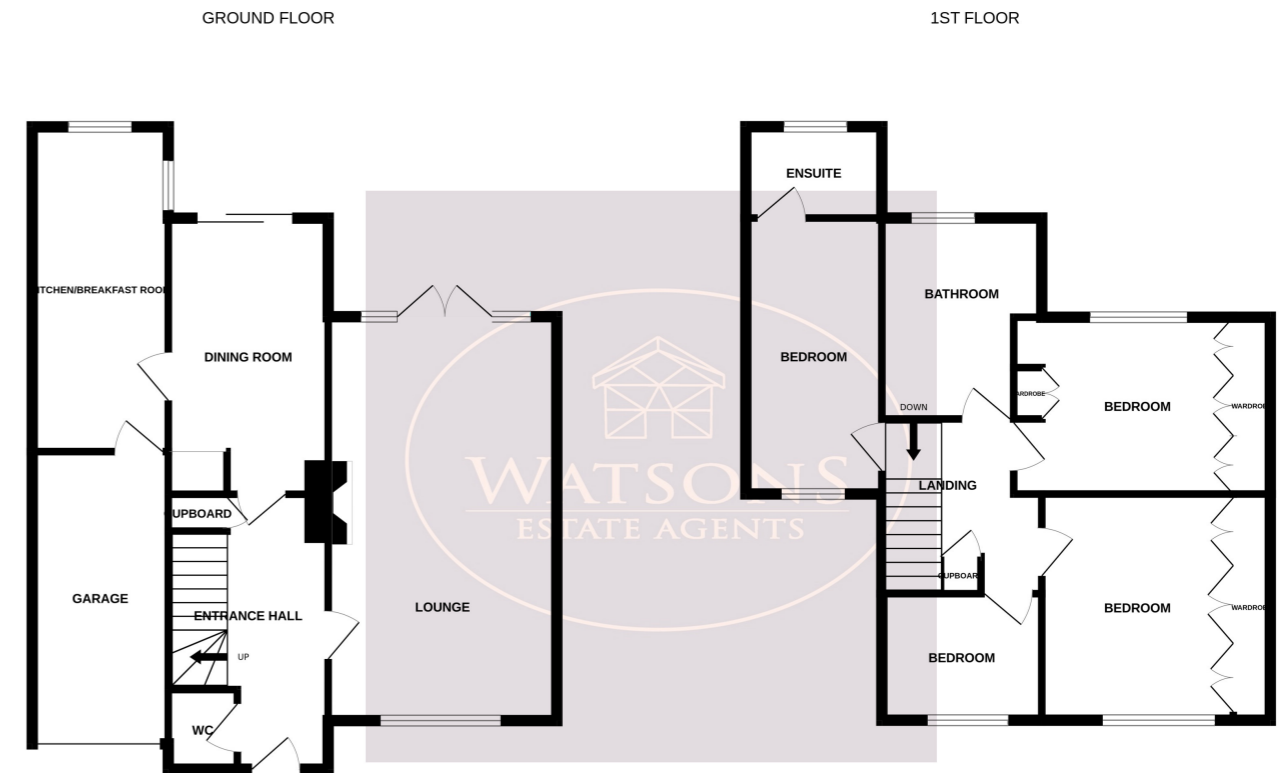
WC

WC, pedestal sink unit, ceiling spotlights and built in storage cupboard.

First Floor

Landing

UPVC double glazed window to the side, built in storage cupboard, doors to all bedrooms and the bathroom.



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.
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Bedroom 1

3m x 2.3m (9' 10" x 7' 7") UPVC double glazed window to the front, ceiling spotlights, radiator, access to the attic and door to the en suite.

En Suite

White 3 piece suite comprising; wc, vanity sink unit and shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights, fully tiled walls, tiled floor and obscured uPVC double glazed window to the rear.

Bedroom 2

3.56m x 3.05m (11' 8" x 10' 0") UPVC double glazed window to the rear, fitted wardrobes, radiator and ceiling spotlights.

Bedroom 3

3.3m x 3.05m (10' 10" x 10' 0") UPVC double glazed window to the front, radiator and fitted wardrobes.

Bedroom 4

2.54m x 1.98m (8' 4" x 6' 6") UPVC double glazed window to the front and radiator.

Bathroom

White 4 piece suite comprising; wc, vanity sink unit, panelled bath and double shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights, extractor fan, fully tiled walls, tiled floor and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a driveway leading to the garage housing the Vaillant gas boiler and fitted with power and up & over door. The landscaped rear garden is enclosed by timber fences to the perimeter with gated access to the side and comprises; paved patio, turfed lawn and flower bed borders with a range of trees, plants & shrubs.