

Mansfield Road, Brinsley, NG16 5AE

£475,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		80
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- Open Plan Ground Floor Living Space
- Utility & Downstairs WC
- Off Road Parking
- South Facing Private Garden
- Fully Renovated & Extended
- Superb Open Views
- Village Location

Our Seller says....

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 - 27919672

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



\*\*\* DREAM HOME IN BRINSLEY \*\*\* A stunning, fully renovated and extended three bedroom detached family home in the semi-rural village of Brinsley. The current owners have gone through a 'no expense spared' renovation creating a wonderful family home, with two reception rooms plus a wonderful open plan dining kitchen with feature central island, and coming with a private south facing rear garden. Briefly comprising; entrance hallway, lounge, dining kitchen, family room, utility room. To the first floor, three bedrooms and family bathroom. Outside, the property is set back from the road with ample off road parking, whilst the rear garden offers privacy and seclusion and gets the summer sun all day long being south facing. Located in the sought after village of Brinsley, village amenities include pubs and cafes. Eastwood town centre is a short drive away for further shops, whilst countryside walks are on your doorstep with the surrounding countryside. Contact Watsons today to avoid disappointment and arrange a viewing.

### Ground Floor

#### Lounge

6.59m x 3.77m (21' 7" x 12' 4") Composite Entrance door to the side, uPVC double glazed windows to the front, radiators, ceiling spotlights, doors to the WC, breakfast kitchen and under stairs storage cupboard, stairs to the first floor.

#### WC

WC, tiled flooring, feature brick walls.

#### Breakfast Kitchen

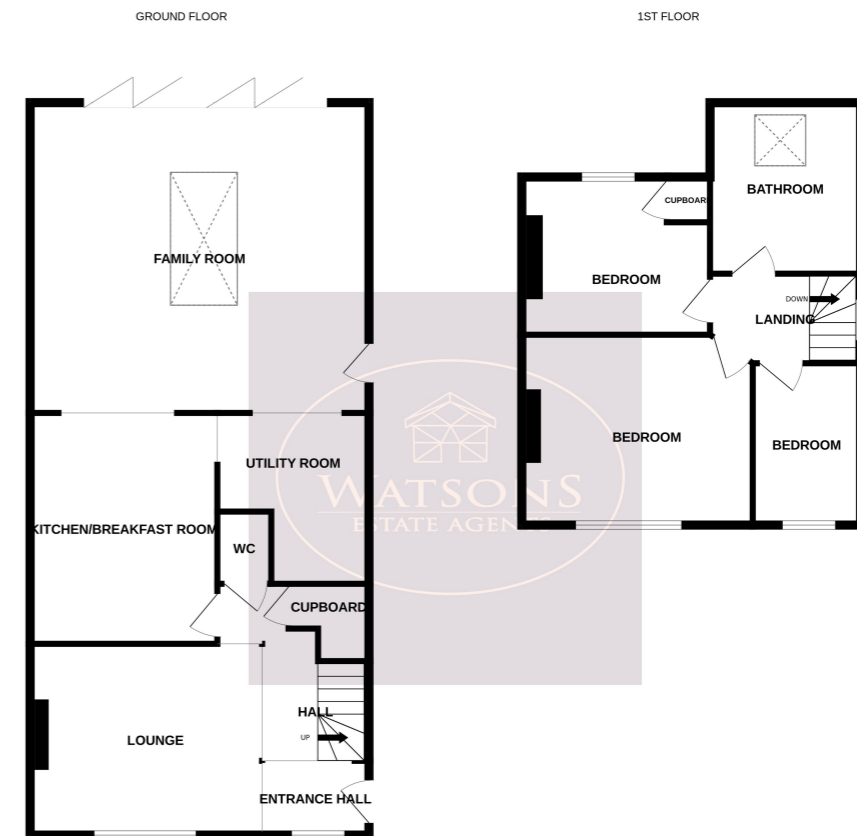
4.54m x 3.57m (14' 11" x 11' 9") A range of matching high gloss wall & base units with worksurfaces incorporating an inset 1.5 bowl sink & drainer unit with flex tap. Integrated appliances including electric oven and hob with extractor over. Central island offering further storage, space for fridge freezer, ceiling spotlights, radiator, tiled floor, door to the lounge and opening to the family room.

#### Family Room

6.44m x 6.1m (21' 2" x 20' 0") Roof lantern, uPVC double glazed bifold doors to the rear garden, tiled floor, composite door to the side, fitted bar, openings to the breakfast kitchen & utility room.

#### Utility Room

3.35m x 2.66m (11' 0" x 8' 9") A range of matching high gloss wall & base units with worksurfaces incorporating an inset stainless steel sink unit. Plumbing for washing machine, space for tumble dryer and fridge, fully tiled walls, tiled floor, opening to the family room.



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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### First Floor

#### Landing

UPVC double glazed window to the side, doors to all bedrooms and the bathroom.

#### Bedroom 1

4.36m x 3.81m (14' 4" x 12' 6") UPVC double glazed window with open views to the front, radiator, ceiling spotlights.

#### Bedroom 2

3.65m x 3.04m (12' 0" x 10' 0") UPVC double glazed window with open views to the rear, radiator, built in storage cupboard.

#### Bedroom 3

2.93m x 2.12m (9' 7" x 6' 11") UPVC double glazed window with open views to the front, radiator.

#### Bathroom

White 3 piece suite comprising; wc, vanity sink unit and corner whirlpool bath with shower attachment. Walk in mains fed shower with tiled seat. Radiator, ceiling spotlights, obscured uPVC double glazed window to the side, Velux window, fully tiled walls and tiled floor.

#### Outside

The front of the property has a gravel driveway with space for multiple vehicles and is enclosed by brick walls and timber fences. The South facing rear garden is enclosed by hedges and timber fences with gated access to the side and comprises; paved patio area, turfed lawn, timber shed and grillkota BBQ hut.