

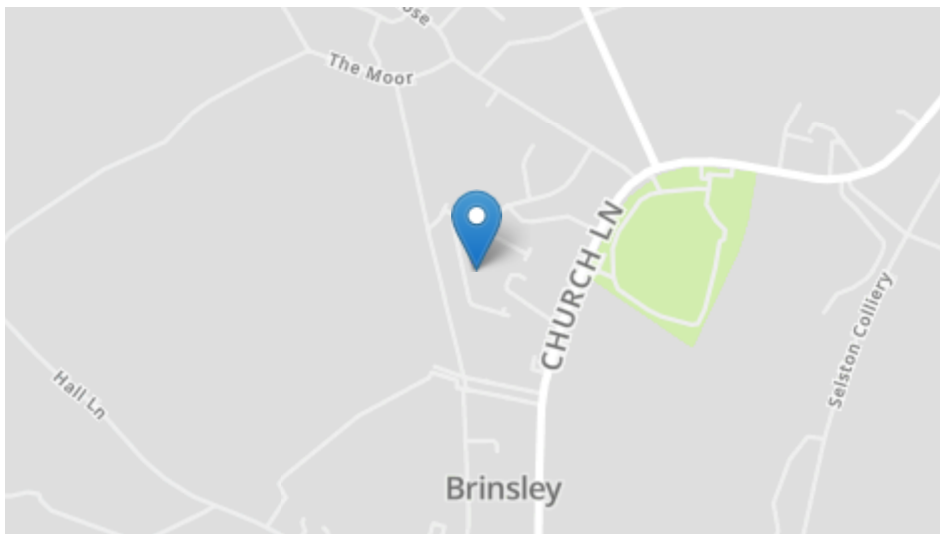
Kings Drive, Brinsley, NG16 5DG

Offers in Region of £290,000



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- Detached Bungalow
- 3 Bedrooms
- Sun Room
- Driveway & Garage
- Private Rear Garden
- Short Drive To Eastwood Town Centre
- Ease Of Access To A610 & M1
- Semi Rural Location

Our Seller says....

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.



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**\*\*\* LIVE THE QUIET LIFE \*\*\*** This detached spacious 3 bedroom bungalow occupies a prime spot in this most desirable location of Brinsley and has been upgraded by the current owners. Positioned in the picturesque rural village location of Brinsley, with a wide range of amenities just a short drive away. In brief, the accommodation comprises: entrance hall to all rooms, lounge, fitted kitchen, with sun room to the side, 3 bedrooms and a shower room. The property sits on a quiet cul de sac with a driveway to the side leading to the detached single garage, the front and rear gardens are well presented and low maintenance. The property sits amongst similar properties and is located within walking distance to a convenience store, pharmacy, micro pub & bus stops, which has services to various destinations including Eastwood & Nottingham City Centre.

#### Entrance Hall

Composite entrance door to the side and doors to the lounge, dining kitchen, all bedrooms and shower room.

#### Lounge

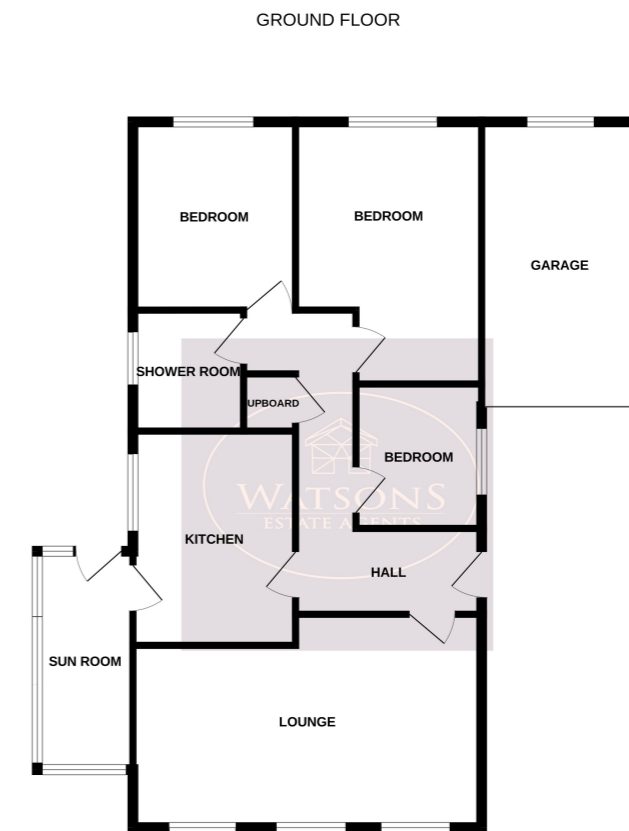
5.81m x 3.53m (19' 1" x 11' 7") 3 uPVC double glazed windows to the front and radiator.

#### Dining Kitchen

3.57m x 2.7m (11' 9" x 8' 10") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over and fridge freezer. UPVC double glazed window to the side, storage cupboard, ceiling spotlights and door to the side.

#### Sun Room

3.54m x 1.45m (11' 7" x 4' 9") UPVC double glazed construction and uPVC double glazed door to the rear, leading to the garden.



While 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 misstatement. 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 Metropix ©2022

#### Bedroom 1

4.05m x 3.04m (13' 3" x 10' 0") UPVC double glazed window to the rear, fitted wardrobes and radiator.

#### Bedroom 2

3.11m x 2.74m (10' 2" x 9' 0") UPVC double glazed window to the rear and radiator.

#### Bedroom 3

2.4m x 2.12m (7' 10" x 6' 11") UPVC double glazed window to the side and radiator.

#### Shower Room

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Chrome heated towel rail and obscured uPVC double glazed window to the side.

#### Outside

To the front of the property are gravel beds. The concrete driveway running alongside the property provides ample off road parking and leads to the garage measuring 4.64m x 2.07m with up & over door, power and uPVC double glazed window to the rear. The rear garden offers a good level of privacy and comprises a paved patio and is enclosed by timber fencing to the perimeter with gated access to the side.