

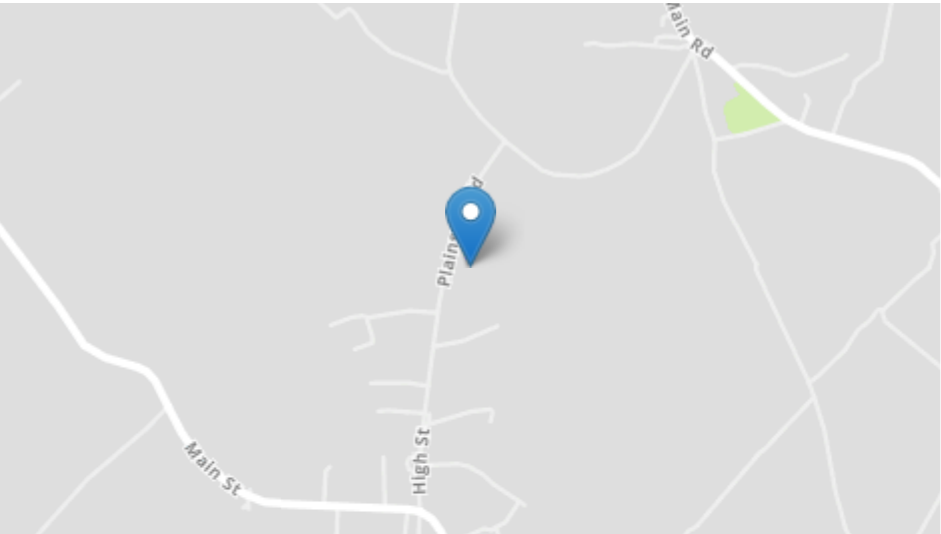
Plainspot Road, Brinsley, NG16 5BS

Offers Over £300,000



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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 - 28683560



- Detached Bungalow
- 2 Double Bedrooms
- Spacious Lounge
- Modern Dining Kitchen
- Utility Room & Downstairs Bathroom
- Large Driveway & Detached Garage
- Generous Front & Rear Gardens
- Countryside Views
- No Upward Chain

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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*** FANTASTIC FOREVER HOME! *** Coming to the market with NO UPWARD CHAIN and occupying a tremendous plot in Brinsley, this spacious detached bungalow is just waiting for the lucky buyer to do their finishing touches to make it a fantastic forever home. The accommodation comprises in brief: porch, entrance hall, dining kitchen, utility, lounge, 2 DOUBLE bedrooms and bathroom. The generous plot provides good off street parking and the rear lawned area enjoys a high level of privacy. There is also strong potential to extend/convert (STPP). This well regarded location has some local amenities, but the nearby towns of Eastwood, Langley Mill & Heanor are just a short drive away. Call our Eastwood team now to arrange a convenient time to view.

Porch

UPVC double glazed French doors to the front, door to the entrance hall.

Entrance Hall

Doors to both bedrooms and the bathroom, radiator and double doors to the dining kitchen.

Dining Kitchen

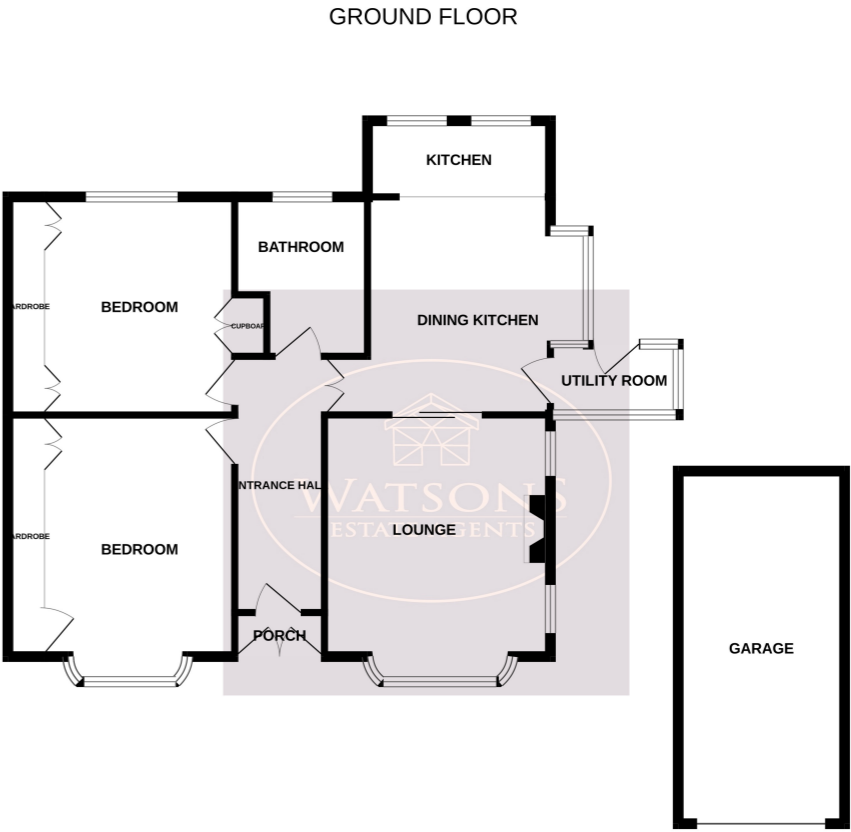
4.84m x 3.98m (15' 11" x 13' 1") A range of matching shaker style wall & base units with worksurfaces incorporating an inset 1.5 bowl sink & drainer unit. Integrated appliances including waist height electric oven, fridge and gas hob with extractor over. Tiled floor, radiator and plumbing for washing machine. UPVC double glazed windows to the rear and sides, door to the utility and sliding doors to the lounge.

Utility

Brick and uPVC double glazed construction, worksurface, space for fridge and freezer, door to the rear garden.

Lounge

4.68m x 3.69m (15' 4" x 12' 1") UPVC double glazed bay window to the front with two further uPVC double glazed windows to the side. Feature fireplace with brick surround and inset electric fire. Laminate wood flooring and radiator.



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 misstatement. This plan is for illustrative purposes only and should be used as such for 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

4.56m x 3.65m (15' 0" x 12' 0") UPVC double glazed bay window to the front. Radiator, fitted wardrobes, built in cupboards and window seat with storage.

Bedroom 2

3.64m x 3.18m (11' 11" x 10' 5") UPVC double glazed window with open views to the rear, fitted wardrobes and cupboards, radiator and built in cupboard.

Bathroom

White 4 piece suite comprising wc, pedestal sink unit, corner bath tub and shower cubicle with mains fed shower. Tiled floor, fully tiled walls, radiator, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

The landscaped front garden is enclosed by hedges and brick wall to the perimeter with double wrought iron gates providing access. The front garden comprises turfed lawn, flower bed borders with a range of mature plants, shrubs and trees, gravel seating area, steps and concrete ramp providing easy access to the front door, and large tarmacadam driveway leading to the detached garage fitted with up & over door. The rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio, turfed lawn, timber shed and flower bed borders with a range of mature plants, shrubs and trees.