

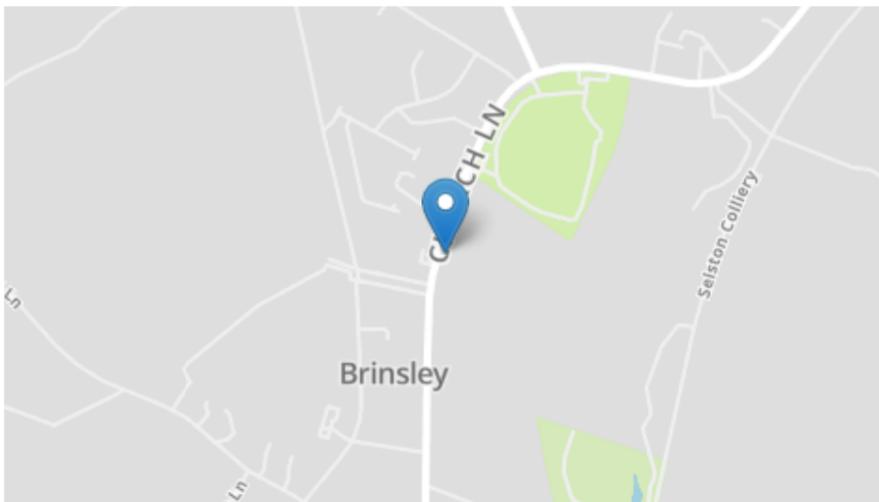
Church Lane, Brinsley, NG16 5AD

Guide Price £600,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(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....

- Extended Detached Bungalow
- 5 Bedrooms
- 2 En Suites & Family Bathroom
- Downstairs WC & Utility Room
- Ample Off Road Parking & Double Garage
- Rural Location with Open Views
- Fully Renovated To A High Standard Throughout
- Ease of Access to M1
- 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 - 26740348

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



*** PICTURE-PERFECT PROPERTY *** GUIDE PRICE £600,000 - £650,000 *** Prepare to fall in love with this fully refurbished & chain free detached bungalow. With ample space throughout as well as countryside views, it's sure to tick all of your boxes! Accommodation in brief to the ground floor comprises; a grand yet welcoming entrance hallway, impressive open plan dining kitchen with family area, two double bedrooms, two en suites, utility room and ground floor WC. To the first floor there are two further double bedrooms, a single bedroom and family bathroom. For those that like to spend time outdoors, the impeccable rear garden provides the perfect oasis for any individuals or family to enjoy all year round. Not only has this property undergone extensive refurbishment internally, the outside space certainly follows suit with no stone left unturned. Brinsley is a delightful village, set amongst the Nottinghamshire countryside, located within easy reach of amenities available in Brinsley, Underwood, Selston and Eastwood but is also on a direct bus route to Nottingham city centre and has excellent road links to the M1 motorway. Conveniently placed close to Junction 27 of the M1 motorway, the property offers ease of access to the commuter travelling to both Nottingham and Derby as well as the regions commercial and retail centres further afield. East Midlands Airport is also within easy reach, as well as various rail links. Properties like this do not come to the market often enough, to be within a chancing of owning this impressive home, contact our team today to arrange your viewing!

Ground Floor

Entrance Hall

Bespoke solid wooden front door with uPVC double glazed windows above. Feature circular stained glass window, oak stairs with glass balustrades to the first floor, ceiling spotlights and storage cupboard. Oak flooring with underfloor heating. Oak doors to the lounge diner, kitchen, utility room, WC and bedrooms 1 & 2.

WC

WC, wall mounted sink, ceiling spotlights, extractor fan, oak flooring with underfloor heating and feature circular stained glass window to the front.

Lounge Diner

7.2m x 6.3m (23' 7" x 20' 8") 4 double glazed velux windows to the rear, 2 UPVC double glazed French doors with integrated pull down blinds leading to the garden balcony. UPVC double glazed window to the rear with integrated pull down blinds. Oak flooring with underfloor heating and ceiling spotlights. Open to the kitchen area and uPVC double glazed door to the side.

Kitchen Area

4.7m x 4.46m (15' 5" x 14' 8") A range of matching high gloss wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances to include, 2 waist height electric ovens, halogen hob with extractor over, fridge freezer, washing machine and dishwasher. Oak flooring with underfloor heating, ceiling spotlights and breakfast bar offering further storage space. UPVC double glazed windows to the side & front with integrated shutter blinds.

Utility Room

2.92m x 1.54m (9' 7" x 5' 1") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Wall mounted Worcester Bosch combination boiler, oak flooring with underfloor heating and uPVC double glazed door to the rear.

Bedroom 1

3.58m x 3.57m (11' 9" x 11' 9") UPVC double glazed window to the rear with integrated shutter blinds, ceiling spotlight, oak flooring with underfloor heating and door to the en suite.

En Suite

3 piece suite in white comprising WC, wall mounted sink and walk in bath. Ceiling spotlights, obscured uPVC double glazed window to the side with integrated shutter blinds and oak flooring with underfloor heating.

Bedroom 2

3.59m x 3.58m (11' 9" x 11' 9") UPVC double glazed window to the front, oak flooring with underfloor heating, ceiling spotlights and door to the en suite.



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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En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Ceiling spotlights, oak flooring with underfloor heating and obscured uPVC double glazed window to the side with integrated shutter blinds.

First Floor

Landing

5.74m x 2.77m (18' 10" x 9' 1") 2 uPVC double glazed windows to the front, 2 uPVC double glazed velux windows, radiator, ceiling spotlights, storage cupboard and doors to bedrooms 3, 4 & 5 and family bathroom.

Bedroom 3

5.68m x 3.59m (18' 8" x 11' 9") 2 uPVC double glazed velux windows to the front, uPVC double glazed window to the rear, ceiling spotlights and radiator.

Bedroom 4

5.68m x 3.59m (18' 8" x 11' 9") 2 uPVC double glazed velux windows to the front, uPVC double glazed window to the rear, ceiling spotlights and radiator.

Bedroom 5

2.8m x 2.19m (9' 2" x 7' 2") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink, and bath with shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property a tarmac driveway provides ample off road parking and leads to the detached double garage with electric roll up door and power. The driveway is enclosed by wall and timber fencing to the perimeter and is secured by wrought iron gates to the front. The landscaped rear garden offers a good level of privacy with open views over nearby countryside and comprises: a raised timber decking seating area with glass balustrades, steps down to the well maintained lawn, flower bed borders with a range of mature plants, shrubs and trees. Other features include 2 uncovered pergolas and a gravel section with greenhouse. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the side.