

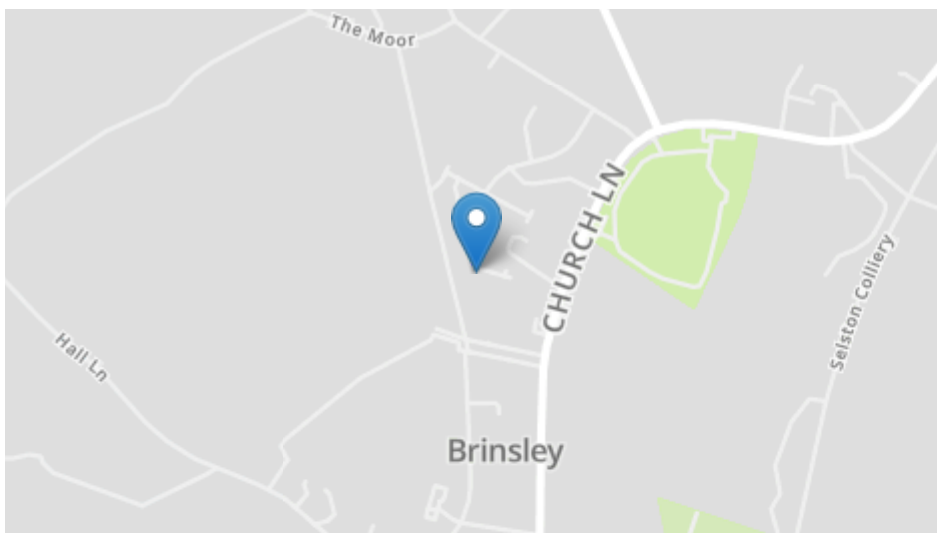
Kings Drive, Brinsley, NG16 5DG

Offers Over £260,000



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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](mailto:mail@watsons-residential.co.uk)

Ref - 29572942



Our Seller says....

- Detached Bungalow
- 2 Bedrooms (Originally Three)
- Open Plan Dining Lounge
- Separate Dining Room
- Fitted Kitchen
- Conservatory
- Bathroom & En Suite Shower Room
- Beautifully Maintained & Private Rear Garden
- Ample Off Road Parking & Garage
- Stones Throw Away From Countryside Views

40 Main Street, Kimberley, NG16 2LY

[www.watsons-residential.co.uk](http://www.watsons-residential.co.uk)

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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.







\*\*\* LIFE ON ONE LEVEL \*\*\* Prepare to fall in love with this spacious DETACHED BUNGALOW situated a stones throw away from stunning countryside walks. Originally built with 3 bedrooms, the current owners have carefully upgraded & adapted this property to create a wealth of space including the addition of a conservatory and en suite shower room. If you're looking for extra living space as well as a location offering the best of both worlds - look no further. Accommodation in brief comprises; lounge/diner, fitted kitchen, separate dining room (previously a bedroom), conservatory, three piece bathroom and en suite shower room. Externally this property does no disappoint with ample off road parking, single garage and a beautifully maintained & private rear garden perfect for the summer months. Whilst the semi rural village of Brinsley offers seclusion with countryside on the doorstep, local amenities are within easy reach as well as Eastwood Town Centre where you will find a wide array of amenities including medical practices, retail shops, super markets and transport links. A viewing is essential to appreciate all this bungalow has to offer - call our team today to arrange your viewing! 01159385577 (OPTION 2).

Ground Floor

Kitchen

3.58m x 2.87m (11' 9" x 9' 5") UPVC entrance door, a range of matching wall and base units with work surfaces incorporating stainless steel sink & drainer unit. Integrated appliances including electric oven, gas hob with extractor fan over, dishwasher, plumbing for washing machine and space for fridge freezer. Laminate wood flooring, partially tiled walls, uPVC double glazed window to the side and open access to inner hall.

Inner hall

Doors to dining lounge, both bedrooms, bathroom and reception room, storage cupboard and access to partially boarded loft housing combination boiler.

Dining Lounge

5.08m x 3.09m x 5.92m x 3.07m (16' 8" x 10' 2 x 19' 5" x 10' 1") L shaped room with three uPVC double glazed windows to the front, and one uPVC double glazed window to the side, feature fireplace with inset gas fire, radiator and exposed wooden beams.

Reception Room

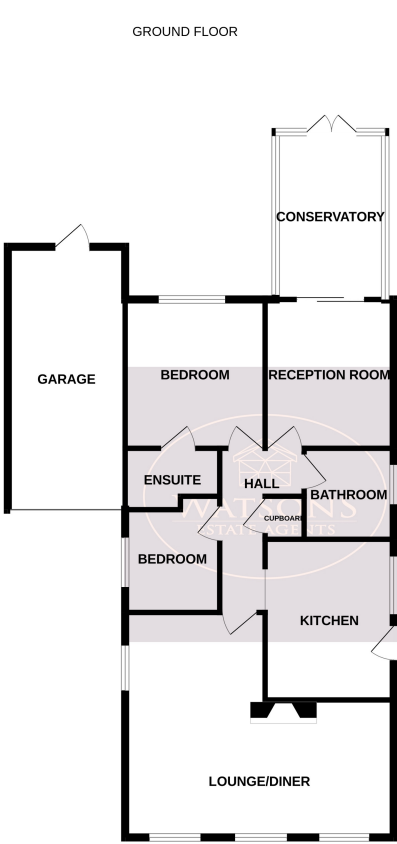
3.31m x 2.87m (10' 10" x 9' 5") Sliding patio door to the conservatory and radiator.

Conservatory

3.73m x 2.44m (12' 3" x 8' 0") UPVC double glazed windows to the rear and sides, brick base and uPVC French doors to the rear garden, wood laminate flooring and apex polycarbonate roof.

Bedroom 1

3.31m x 3.12m (10' 10" x 10' 3") UPVC double glazed window to the rear, radiator and door to 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 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.  
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En Suite

White three piece suite comprising wc, wall mounted sink and cubicle shower, tiled flooring and tiled walls.

Bedroom 2

2.59m x 2.11m (8' 6" x 6' 11") UPVC double glazed windows to the side and radiator.

Bathroom

White three piece suite, concealed wc, vanity sink with storage under and panel bath with mains fed shower over. Tiled flooring, tiled walls, obscured uPVC double glazed window side and radiator.

Garage

5.48m x 2.6m (18' 0" x 8' 6") Single garage fitted with power, with timber double doors to the front and door to the rear.

Outside

To the front of the property is a large block paved driveway with gravel border leading to the garage, a large gravel area to the side with a range of plants and shrubbery and a paved pathway to the timber gate, which leads to a canopy along side the property and entrance door. The rear garden features a large paved patio seating area, surrounded by raised brick flower beds with an array of well established plants and shrubbery, a gravel area with a Arbour, leading to a second section of the garden. There is also a timber garden house to the side and access to the garage and the garden is palisaded by timber fencing.

\*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the loft, it is seven years olf and was last serviced in April 2025.