

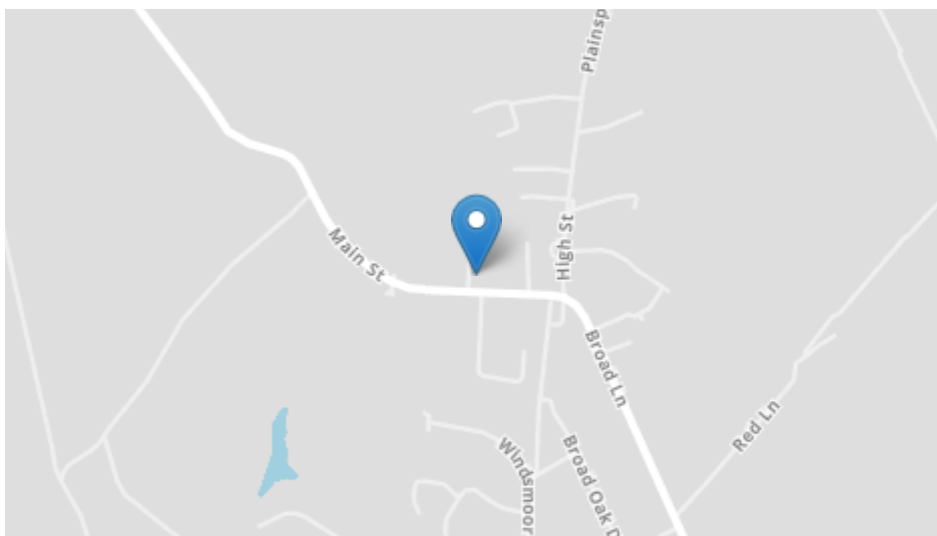
Main Street, Brinsley, NG16 5BG

Guide Price £425,000



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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 - 28286413



Our Seller says....

- Detached Family Home
- 4 Good Size Bedrooms
- Spacious Lounge
- Modern Dining Kitchen
- Sitting Room / Study
- Downstairs WC, 2 En Suites & Family Bathroom
- Generous Driveway
- Low Maintenance Rear Garden
- Sought After Village Location

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



*** GUIDE PRICE £425,000 - £440,000 *** CHOCOLATE BOX HOME IN VILLAGE LOCATION *** This beautiful 4 bedroom detached home looks like it has just come off the lid of a 'chocolate box'! Located in the very desirable village of Brinsley with open countryside only a short walk from your front door, the accommodation boasts light and airy modern living space with a generous living room, dining kitchen, sitting room/office, downstairs WC, 4 bedrooms with 2 en suites and a family bathroom. Surrounded by well tended landscaped gardens and ample private parking this fabulous home has everything that a buyer requires! To view this stunning property call our team today to book your viewing!

Ground Floor

Entrance Hall

Composite entrance door to the front. Laminate wood flooring, radiator, doors to the lounge, dining kitchen, study and WC. Stairs to the first floor.

Lounge

4.99m x 4.38m (16' 4" x 14' 4") Laminate wood flooring, radiator and central multi fuel burner. 2 uPVC double glazed windows to the rear and French doors to the rear garden, double doors to the dining kitchen.

Dining Kitchen

7.20m x 3.90m > 2.86m (23' 7" x 12' 10" > 9' 5") A range of matching wall & base units with worksurfaces incorporating an inset ceramic sink & drainer unit. Integrated appliances including washing machine and dishwasher. Space for fridge freezer and range cooker with extractor over. Laminate wood flooring, radiator and ceiling spotlights. UPVC double glazed windows to the front and rear, French doors to the rear garden.

Sitting Room/Study

3.91m x 2.69m (12' 10" x 8' 10") 2 uPVC double glazed windows to the front, radiator and laminate wood flooring.

WC

WC, pedestal sink and laminate wood flooring.

First Floor

Landing

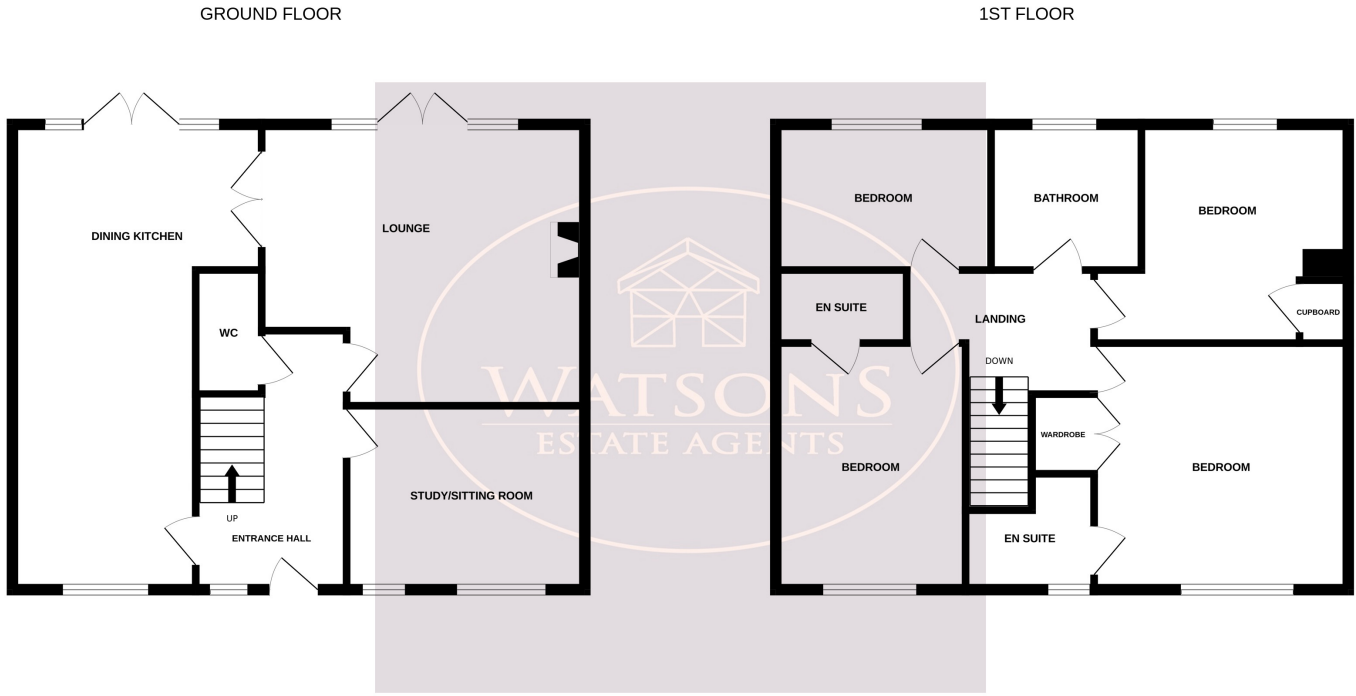
Access to the partly boarded attic, doors to bedroom 1, 2, 3, 4 and the bathroom.

Bedroom 1

3.88m x 3.8m (12' 9" x 12' 6") UPVC double glazed window to the front, fitted wardrobe, radiator and door to the en suite.

En Suite 1

White 3 piece suite comprising wc, vanity sink unit with storage and shower cubicle with mains fed dual rainfall shower. Chrome heated towel rail, vanity mirror, ceiling spotlights and obscured uPVC double glazed window to the front.



Bedroom 2

3.82m x 2.92m (12' 6" x 9' 7") UPVC double glazed window to the front, radiators and door to the en suite.

En Suite 2

White 3 piece suite comprising wc, pedestal sink and shower cubicle with electric shower.

Bedroom 3

3.31m x 3.11m (10' 10" x 10' 2") UPVC double glazed window to the rear, radiator and cupboard housing the combination boiler.

Bedroom 4

3.36m x 2.26m (11' 0" x 7' 5") UPVC double glazed window to the rear, and radiator.

Bathroom

White 3 piece suite comprising wc, pedestal sink and panelled bath with shower attachment. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

The front of the property is palisaded by brick wall with timber entrance gate leading to the gravel driveway providing parking for multiple vehicles, electric vehicle charging point and flower bed borders with a range of plants, shrubs and trees. The landscaped rear garden is enclosed by brick wall wall and timber fencing to the perimeter with gated access to the side and comprises paved patio, artificial lawn, flower bed borders with a range of plants and shrubs, timber shed and steps leading to a raised paved seating area.