

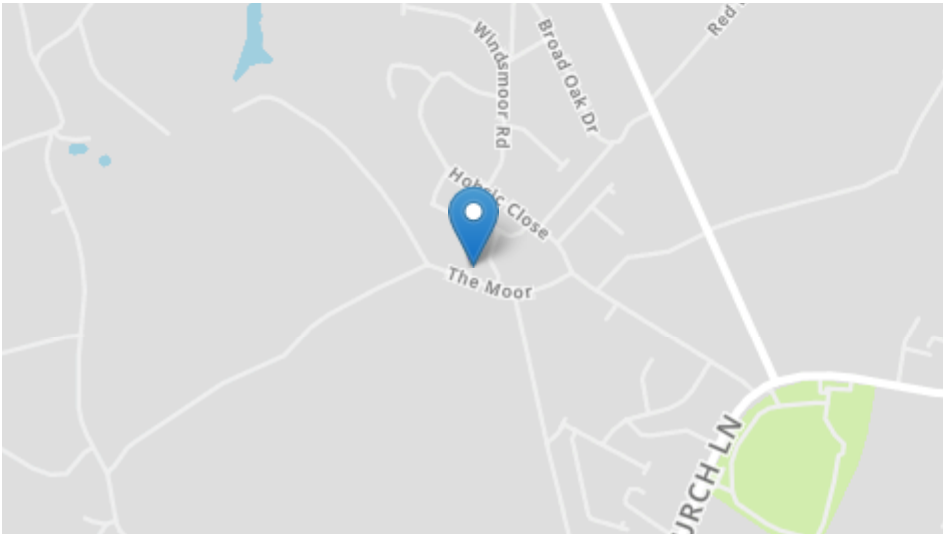
The Moor, Brinsley, NG16 5BB

£350,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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 - 29213408

Our Seller says....

- Detached Character Property
- 3 Double Bedrooms
- 2 Reception Rooms
- Modern Fitted Kitchen
- Utility Room & Downstairs Shower Room
- En Suite To Primary Bedroom
- Converted Bell Tower
- Original and Period Features Throughout
- Large Well Established Garden & Private Parking
- Well Loved Family Home For Almost Half A Century

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



**** WANT MOOR CHARACTER IN YOUR NEXT HOME? ***** Well look no further than this former detached headmasters residence that was once attached to a school that was demolished decades ago. The elegant and stylish exterior gives way to an interior packed full of original and period features and styles that could be tastefully restored/preserved to give this wonderful home a new lease of life! The spacious accommodation comprises a main reception hallway, two reception rooms, kitchen, downstairs shower room, utility room, and a useful store room/side porch. To the first floor are 3 double bedrooms (one with an en-suite), WC and access to the old bell tower. The property occupies a beautiful plot with established gardens to the front side and rear and ample off-road parking is provided. You can still find many unique features such as the base of the former bell tower, Gothic arch doors and original clover shaped windows just some of the many highlights that this wonderful home has to offer! Location for this home is along a very private and sought after road close to Brinsley primary school, local shops and great road links to nearby villages and towns and not forgetting the semi rural nature of Brinsley puts you only a stones throw away from beautiful open countryside! Offered for sale with NO CHAIN call our team today to book a viewing!

***** AGENT NOTE *****

Agent Note: The seller has passed on the following information. There are two heating systems on the property, a gas boiler- which is located in the front lobby and an AGA heating system, which is located in the kitchen. There are a mixture of uPVC double glazed windows and wooden single glazed windows.

Ground Floor

Entrance Hall

Original gothic arch entrance door, laminate wood flooring, gothic arch window to the side, radiator, and door to the front lobby, lounge, dining room, open access to kitchen and stairs to the first floor.

Front Lobby

Storage cupboard, wall mounted gas boiler, clover window to the side, original gothic arch door to the side, radiator, original brick arches and wooden single glazed window to the side.

Lounge

3.65m x 3.62m (12' 0" x 11' 11") UPVC double glazed windows to the front and side, radiator (boiler) and feature fireplace with coal burner.

Dining Room

4.19m x 3.61m (13' 9" x 11' 10") UPVC double glazed bay window to the front, and radiator (AGA)

Kitchen

3.62m x 2.42m (11' 11" x 7' 11") A range of matching wall and base units with worksurfaces incorporating stainless steel sink & drainer unit. Space for fridge, space for cooker, coal fired AGA, fitted storage, original gothic arch door to the rear lobby.

Rear Lobby

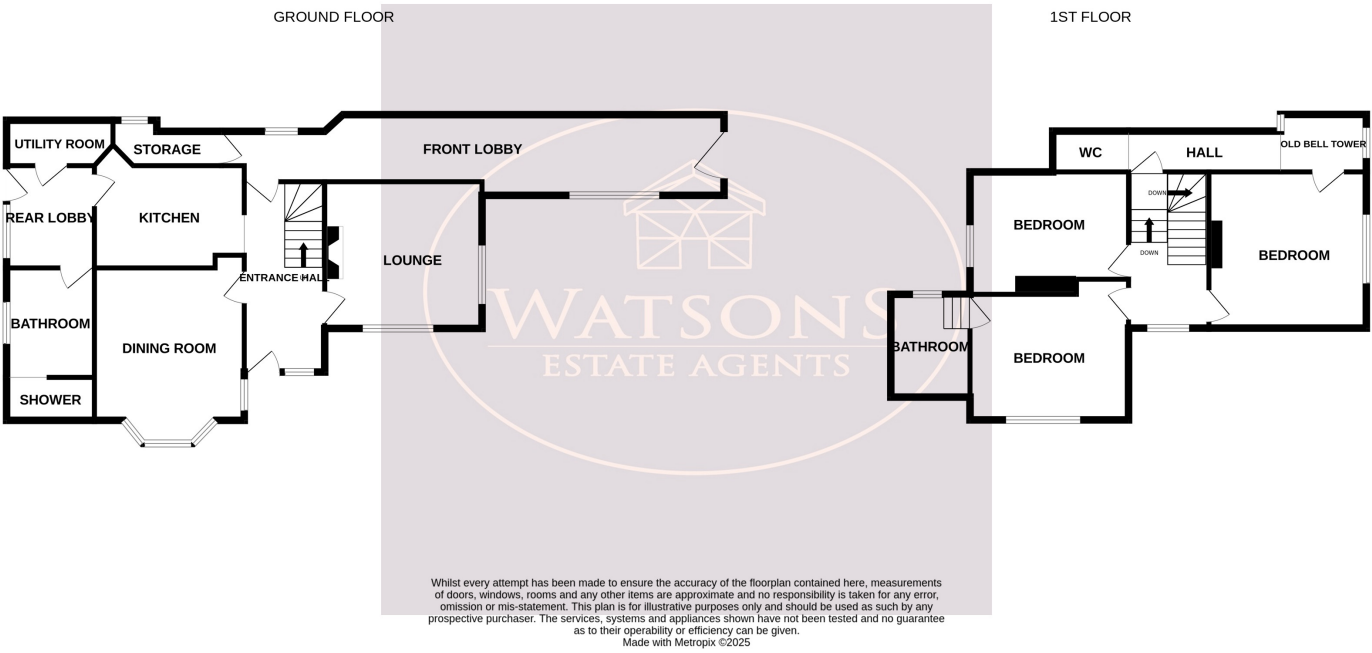
2.69m x 1.95m (8' 10" x 6' 5") Wooden double glaze window to the side, door utility, downstairs shower room and rear garden.

Utility

2.55m x 1.09m (8' 4" x 3' 7") Plumbing for washing machine and tumble dryer and space for freezer.

Shower Room

White three piece suite comprising of wc, pedestal sink and walk in shower area. Obscured wooden single glaze window, radiator (AGA) and partially tiled walls.



First Floor

First Floor Landing

Three original porthole windows, and doors to all bedrooms.

Bedroom 1

3.64m x 3.52m (11' 11" x 11' 7") Wooden single glaze window to the front, vaulted ceiling, radiator (AGA), airing cupboard and door to en suite.

En Suite

White three piece suite comprising wc, pedestal sink and panel bath. Stairs to bedroom, radiator (AGA) and obscured wooden single glaze window to the rear.

Bedroom 2

3.66m x 3.63m (12' 0" x 11' 11") UPVC double glazed window to the side, radiator (boiler) vaulted ceiling and door to old bell tower/hall/wc

Old Bell Tower

Former bell tower with original clover window to the side, radiator (boiler), wc and pedestal sink.

Bedroom 3

3.63m x 2.75m (11' 11" x 9' 0") Wooden single glaze window to the side and radiator (AGA)

Outside

The front of the property has double timber gates to a gravel parking area enclosed by a brick wall. There is a paved pathway leading to the front entrance, surrounded by well established trees, plants and shrubbery. To the rear is a large well established garden with flower beds, timber fencing and a tarmacadam area.