



Plainspot Road  
Brinsley Nottingham

burchell  
edwards



# Plainspot Road Brinsley Nottingham NG16 5BQ

for sale  
**£290,000**



## Property Description

An EXTENDED detached bungalow being offered with NO UPWARD CHAIN surrounded by lovely countryside in the ever so popular location of Brinsley. The property in brief comprises on entry a spacious hall leading to all rooms; a fitted kitchen, generous lounge with feature fire place, a four piece bathroom suite, three spacious bedrooms two with fitted wardrobes and one currently being used as a second reception room. To the outside is a front garden with driveway providing good off road parking leading to the garage and having the added bonus of electric gates. To the rear is an enclosed landscaped garden with Indian stone patio, lawn area and a newly constructed summer house perfect for working from home or relaxing in the afternoon sun. Located on Plainspot Road in the heart of rural Brinsley, the property benefits from nearby countryside walks, nearby pubs, shops and is an excellent commuter link to Nottingham, Derby and the surrounding towns and villages via the M1 and A38.

## Entrance Hall

UPVC double glazed entrance door to the side and doors to all rooms.

## Lounge

14' 3" x 11' 11" ( 4.34m x 3.63m )

UPVC double glazed window to the front, radiator and feature fireplace with inset space for fire.

## Kitchen

14' 3" x 7' 11" ( 4.34m x 2.41m )

A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & grill, gas hob with extractor over, fridge freezer and washing machine. UPVC double glazed window to the front, radiator and wood effect laminate flooring.



### Bedroom One

16' 6" x 10' 5" ( 5.03m x 3.17m )

UPVC double glazed window to the rear, fitted wardrobe, wood effect laminate flooring and radiator.

### Bedroom Two

12' 10" x 9' 5" ( 3.91m x 2.87m )

UPVC double glazed window to the rear, a range of fitted furniture, wood effect laminate flooring and radiator.

### Bedroom Three/ Dining Room

.20' 3" x 7' 3" ( 6.17m x 2.21m )

UPVC double glazed window to the side, radiator and uPVC double glazed French doors leading to the rear garden.

### Bathroom

Fitted with a four piece suite in white comprising WC, wall mounted sink, corner bath and shower cubicle. Chrome heated towel rail, extractor fan and 2 obscured uPVC double glazed windows to the side.

### Outside

To the front of the property, a block paved driveway provides ample off road parking leading to the garage with up and over door & power. The driveway is enclosed by wall & timber fencing to the perimeter and is secured by electric wrought iron gates to the front. The rear garden offers a good level of privacy with open views over nearby countryside and comprises an Indian sandstone paved patio, generous turfed lawn, block constructed summer house, fully insulated with composite cladding and is enclosed by hedge and timber fencing to the perimeter with gated access to the side.



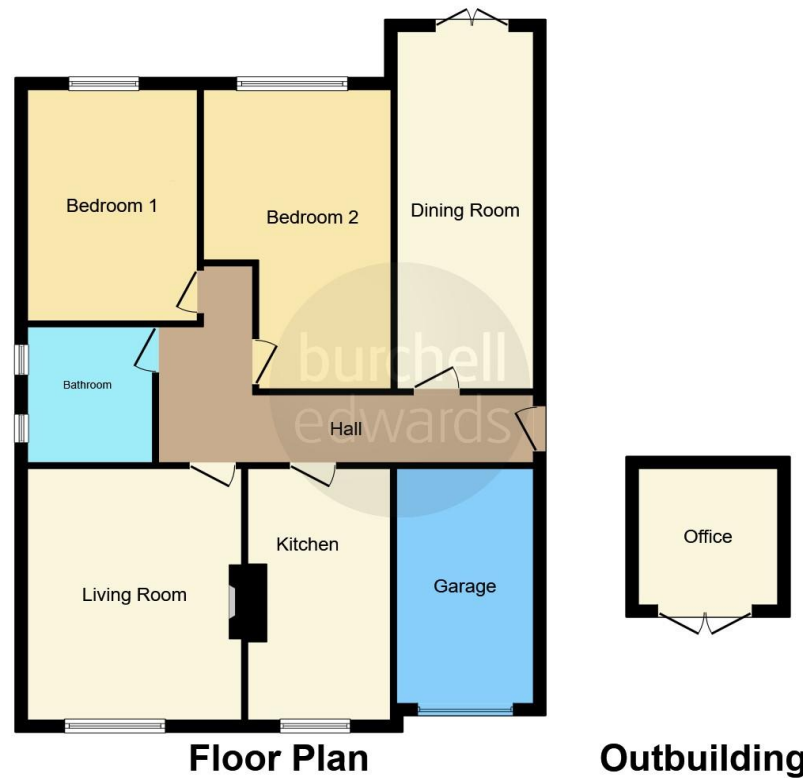












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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