



11 Windsmoor Road  
Brinsley NG16 5DA

**£250,000**



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Offered for sale with No Upward Chain this well-maintained spacious three-bedroom detached bungalow is situated in a sought after and popular residential location.

Inside the property is an entrance hallway, well-appointed kitchen diner, bright and spacious living room, three well-proportioned bedrooms & shower room.

Outside: The property is set back from the road with a lawn and stocked borders. A driveway with plenty of parking leads to a detached garage. The low maintenance rear garden has decking & fence boundary and summerhouse.

The Village location is situated close to local shops and Local village Public Houses. Also, within easy reach of M1 Motorway at Junction 27. Bus routes and Schools also close by.





### Entrance Hallway

Steps up to a Double glazed door with side panel lead into the hallway with doors to all rooms, alarm keypad, cupboard housing hot water tank, radiator & tiled flooring.

### Lounge

13'5" x 10'11" (4.09m x 3.33m)

Fire surround housing an inset gas fire with hearth and mantle piece, coving to ceiling, wall lights, two double glazed windows to the front & side, radiator & laminate flooring.



### Kitchen/Diner

16'9" x 9'1" (5.11m x 2.77m)

Range of wall & base units with under cupboard lighting, laminate worktop over, composite sink & drainer with mixer tap, tiled surround, electric oven & hob with extractor over, integrated fridge, washing machine & dryer, wall mounted boiler in cupboard, two double glazed windows to front & side, double glazed door to side. radiator & tiled flooring.



### Bedroom One

12'0" x 9'0" (3.66m x 2.74m)

Coving to ceiling, radiator, laminate flooring & double glazed window to the rear.

### Bedroom Two

10'11" x 9'1" (3.33m x 2.77m)

Fitted wardrobes, radiator, fitted carpet & double glazed window to the rear.





### Bedroom Three

7'8" x 7'0" (2.34m x 2.13m)

Coving to ceiling, radiator, laminate flooring & double glazed window to side.

### Shower Room

9'0" x 6'0" (2.74m x 1.83m)

Walk in cubicle with electric shower, low flush WC, pedestal wash hand basin, storage cupboard, fully tiled walls, radiator, tiled flooring & frosted double glazed window to side.



### Front Garden

Generous front garden with lawn, stocked borders, trees & shrubs, gate access to rear garden on the left hand side, driveway for several cars leading to garage, gated access to rear garden on the right.



### Rear Garden

Wooden decking area with steps leading down to a low maintenance garden with slate & stone areas, wooden shed & summer house, fence boundary.

### Garage

16'6" x 8'2" (5.03m x 2.49m)

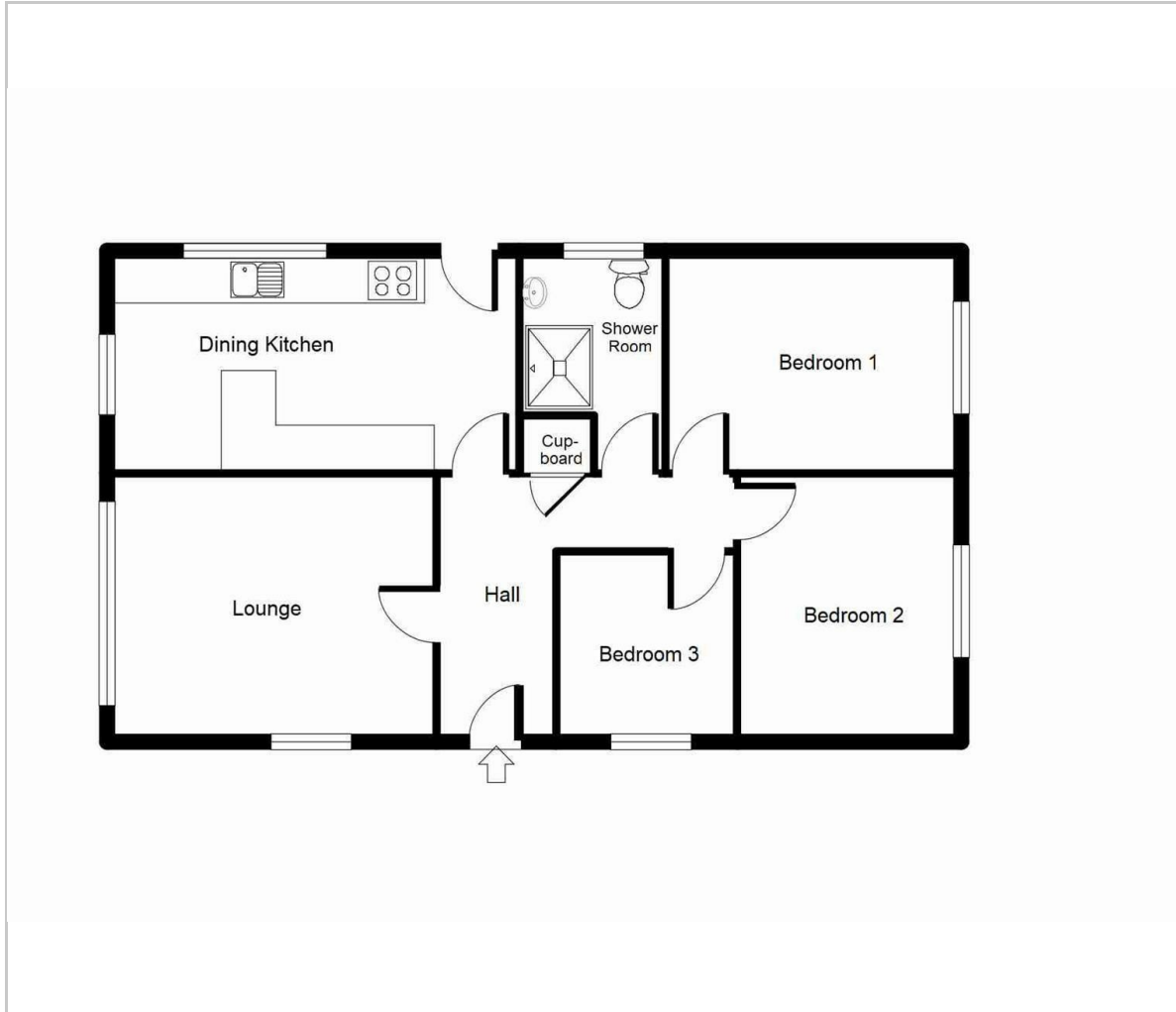
Up & Over door, power & lighting.



### Council Tax Band

Council Tax Band C

## Floor Plan



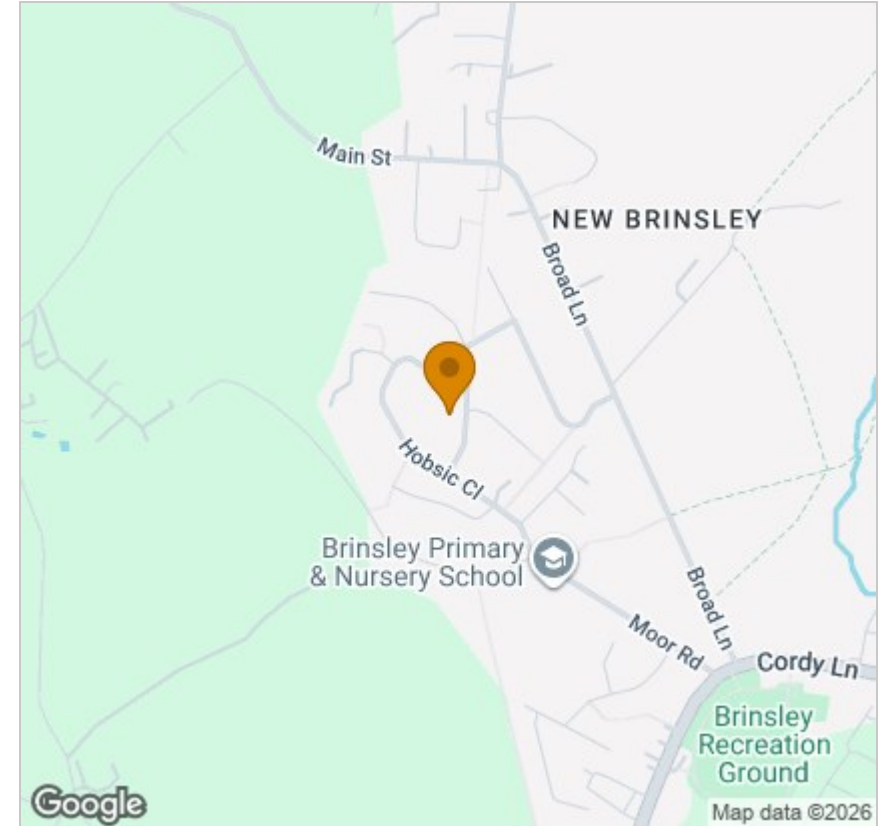
## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

