

CHARLES & CO NEWTON

ESTATE AGENTS & SOLICITORS

170 Plainspot Road

Brinsley NG16 5HP

£550,000

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Occupying an enviable position in the heart of Brinsley Village, this traditional three bedroom detached home enjoys a beautiful countryside setting & stands on an exceptionally generous double plot.

The well-proportioned accommodation needs an element of modernisation but offer so much potential, includes an entrance porch & hallway, a lounge, separate sitting/dining room, breakfast kitchen, utility room & downstairs WC. Upstairs, there are three spacious bedrooms & a family bathroom.
Outside, the property is complemented by substantial front, side & rear gardens, along with a driveway & detached garage and a large plot to one side.

This would make the perfect property for DIY enthusiastic who appreciates the countryside aspect and large plot on offer in the idyllic Brinsley. Property of this size and potential are rarely on the market.

























Porch
Double wooden entrance doors into porch, single glazed door & side panels into entrance hallway.

Entrance Hall
Stairs to first floor, plate shelf & doors off.

Lounge
12'0" x 10'11" (3.66m x 3.33m)
Tiled fireplace & hearth with open fire (not tested) wall lights, radiator & lead effect double glazed bay window overlooking the open views to the front.

Sitting Room
13'0" x 11'8" (3.96m x 3.56m)
Rear sitting room with brick fireplace & tiled heath with open fire (not tested) plate shelf, radiator, two double glazed windows to the side elevation & double glazed patio doors to the rear garden.

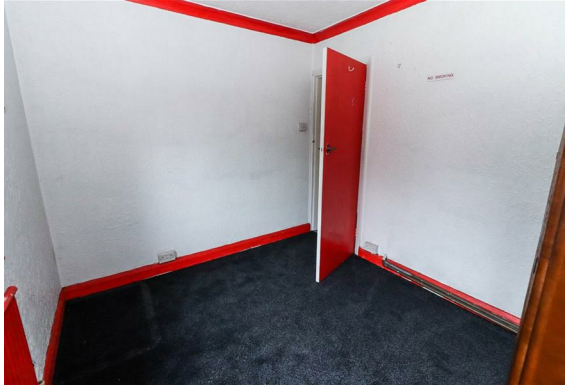
Kitchen
10'10" x 9'9" (3.30m x 2.97m)
Fireplace with duel fuel burner (not tested) wall, base & drawer cupboards with worktop over, stainless steel sink & double drainer with hot & cold taps, space for freestanding cooker, walk in pantry cupboard, vinyl flooring & double glazed bay window to the rear elevation.

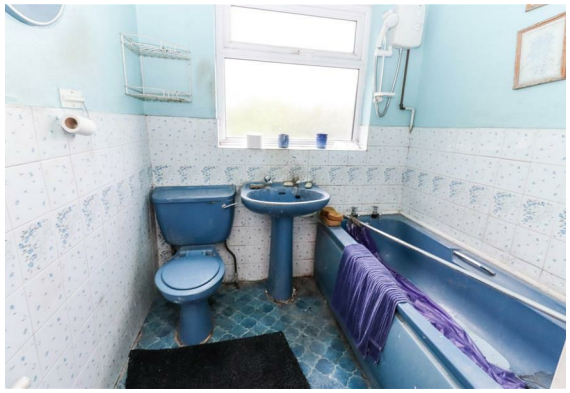
Second Hallway
Doors to utility & downstairs WC, quarry tiles & double glazed door to the front elevation.

Utility Room
9'2" x 6'3" (2.79m x 1.91m)
Belfast sink with hot & cold taps, plumbed for washing machine, quarry tiled flooring & double glazed window to the rear elevation.

Downstairs WC
5'8" x 2'7" (1.73m x 0.79m)
Low flush WC. quarry tiled floor & double glazed window to the front elevation.













First Floor Landing
Dogleg staircase to first floor with doors off & lead effect double glazed window to front elevation.

Bedroom One
13'0" x 11'8" (3.96m x 3.56m)
Fitted cupboards & wardrobes, radiator & lead effect double glazed bay window overlooking the open views to the front.

Bedroom Two
13'0" x 11'11" (3.96m x 3.63m)
Radiator & double glazed window overlooking the rear garden.

Bedroom Three
9'11" x 8'8" (3.02m x 2.64m)
Radiator & double glazed window overlooking the rear garden.

Bathroom
7'11" x 6'3" (2.41m x 1.91m)
Panelled bath with shower over, low flush WC, pedestal wash hand basin, cupboard housing hot water tank, part tiled walls, vinyl floor & frosted double glazed window to the side elevation.

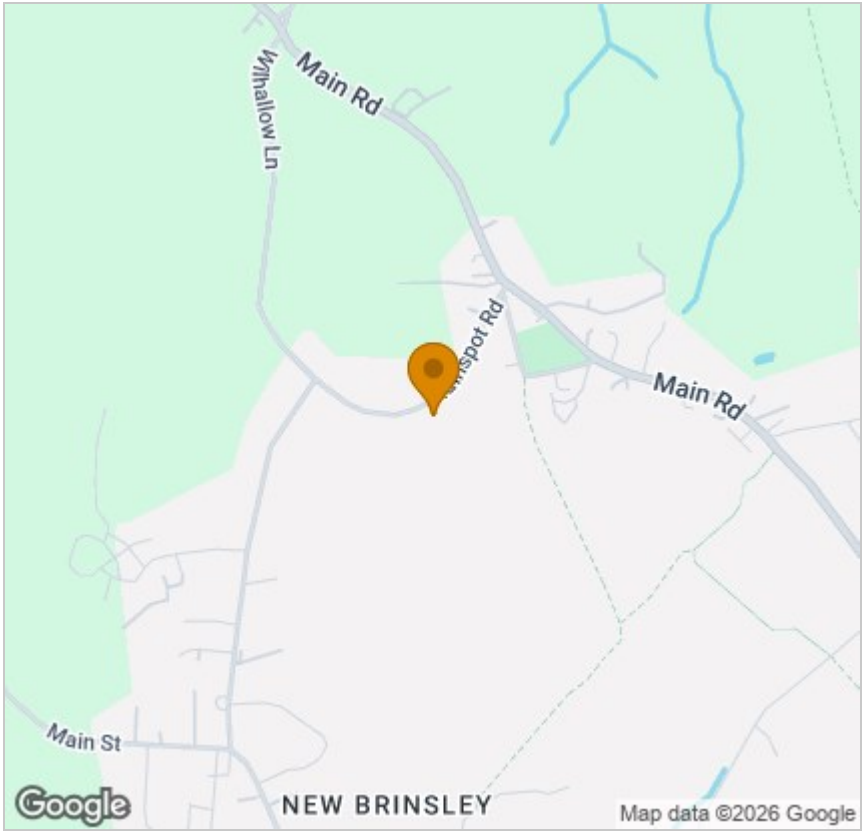
Outside

Front, Side & Rear Garden
Set well back from the road and occupying an exceptionally generous plot, this property offers an impressive amount of outdoor space & enjoys open countryside views to the front. The established gardens feature, mature trees & established shrubs & bushes. Wrought iron gates open onto a spacious driveway leading to the detached garage, while pathways provide access to the front entrance & around to the extensive side & rear gardens.

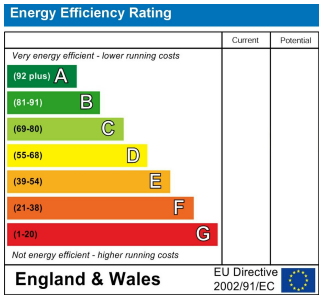
Floor Plan



Area Map



Energy Efficiency Graph



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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