



11 Windsmoor Road
Brinsley Nottingham NG16 5DA

£265,000

3 1 1 D

11 Windsmoor Road

Brinsley Nottingham NG16 5DA

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.

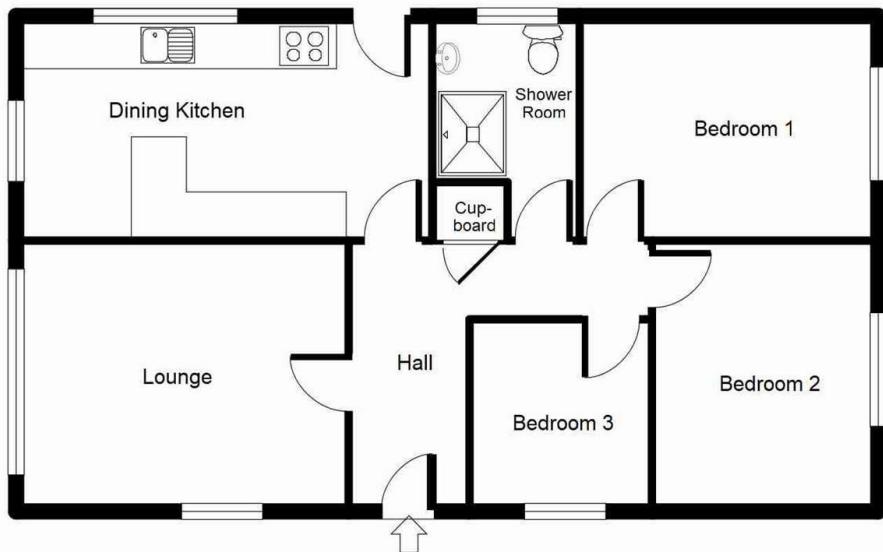
Rear Garden
Wooden decking area with steps leading down to a low maintenance garden with slate & stone areas, wooden shed & summer house, fence boundary.

Garage
16'6" x 8'2" (5.03m x 2.49m)
Up & Over door, power & lighting.

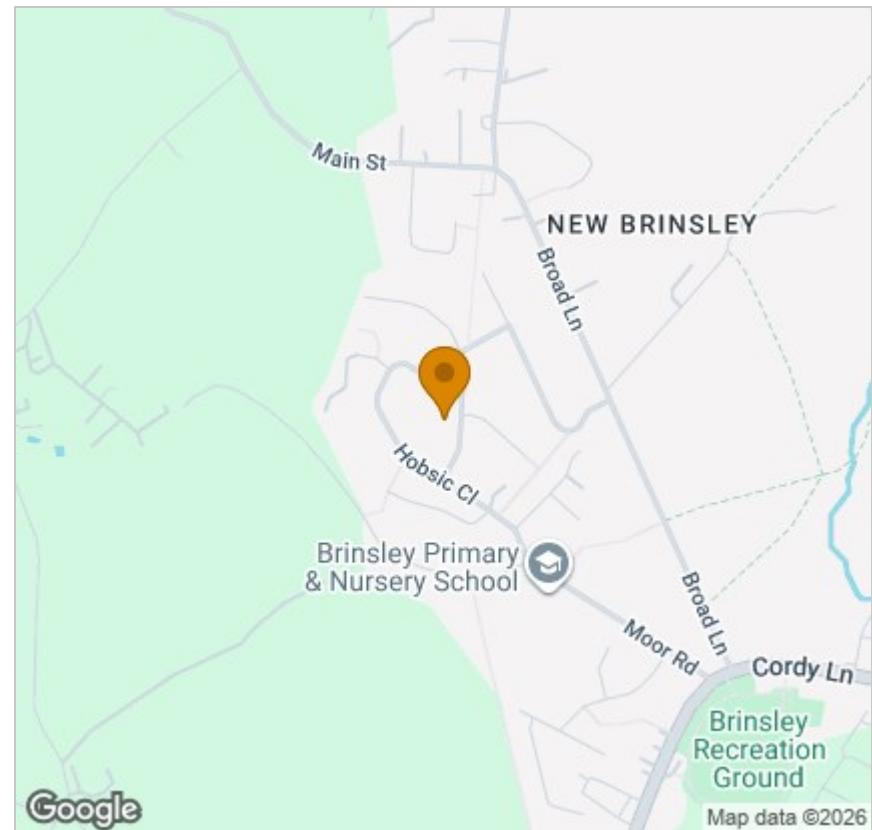
Council Tax Band
Council Tax Band C

Probate
Grant of Probate has not yet been received. A property cannot exchange or complete until probate has been granted.

Floor Plan



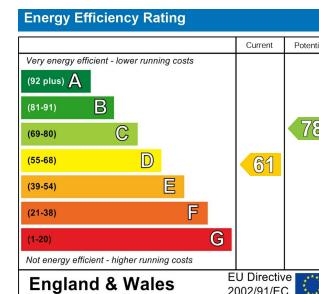
Area Map



Viewing

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

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.