

2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN
& SIMMS**

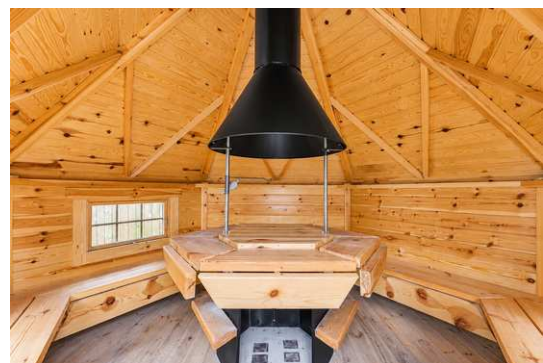
ESTATE AGENTS

Mansfield Road, Brinsley, Nottingham, Nottinghamshire , NG16 5AE
£400,000



FEATURES:

- THREE BEDROOM
- EXTENDED DETACHED FAMILY HOME
- SPACIOUS LIVING ACCOMMODATION
- LARGE EXTENSION / FAMILY ROOM TO THE REAR
- UTILITY ROOM AND DOWNSTAIRS WC
- SOUGHT AFTER LOCATION
- LARGE BATHROOM
- GOOD SIZED GARDEN WITH BBQ LOG CABIN
- BACKING ONTO FIELDS
- VIEWING ESSENTIAL



COUNCIL TAX BAND: C EPC RATING: E

Lounge

6.59 m x 3.77 m (21'7" x 12'4")

Composite door, Two UPVC windows to front aspect, radiator, stairs rising to the first floor, radiator, spot lighting, doors to lounge, kitchen diner, under stairs storage cupboard.

Downstairs WC

WC, tiled flooring, feature walling.

Kitchen Breakfast Room

4.54 m x 3.57 m (14'11" x 11'9")

Range of base and wall units with sink unit, integrated appliances including oven, hob and extractor above, island with further storage, space for fridge freezer, spot lighting, radiator, tiled flooring, door to large family room.

Family Room

6.44 m x 6.10 m (21'2" x 20'0")

Feature roof lantern, UPVC bi fold doors to the rear garden, tiled flooring, composite door to the side, fitted bar area, opening to utility room.

Utility Room

3.35 m x 2.66 m (11'0" x 8'9")

Range of base and wall units, work surface, sink unit, plumbing for washing machine, space for tumber drier and fridge, tiled walls, tiled flooring.

First floor landing

Doors to bedrooms and bathroom.

Bedroom One

4.36 m x 3.81 m (14'4" x 12'6")

UPVC window to front aspect, radiator, spot lighting.

Bedroom Two

3.65 m x 3.04 m (12'0" x 10'0")

UPVC Window to rear aspect, radiator, storage cupboard.

Bedroom Three

2.93 m x 2.12 m (9'7" x 6'11")

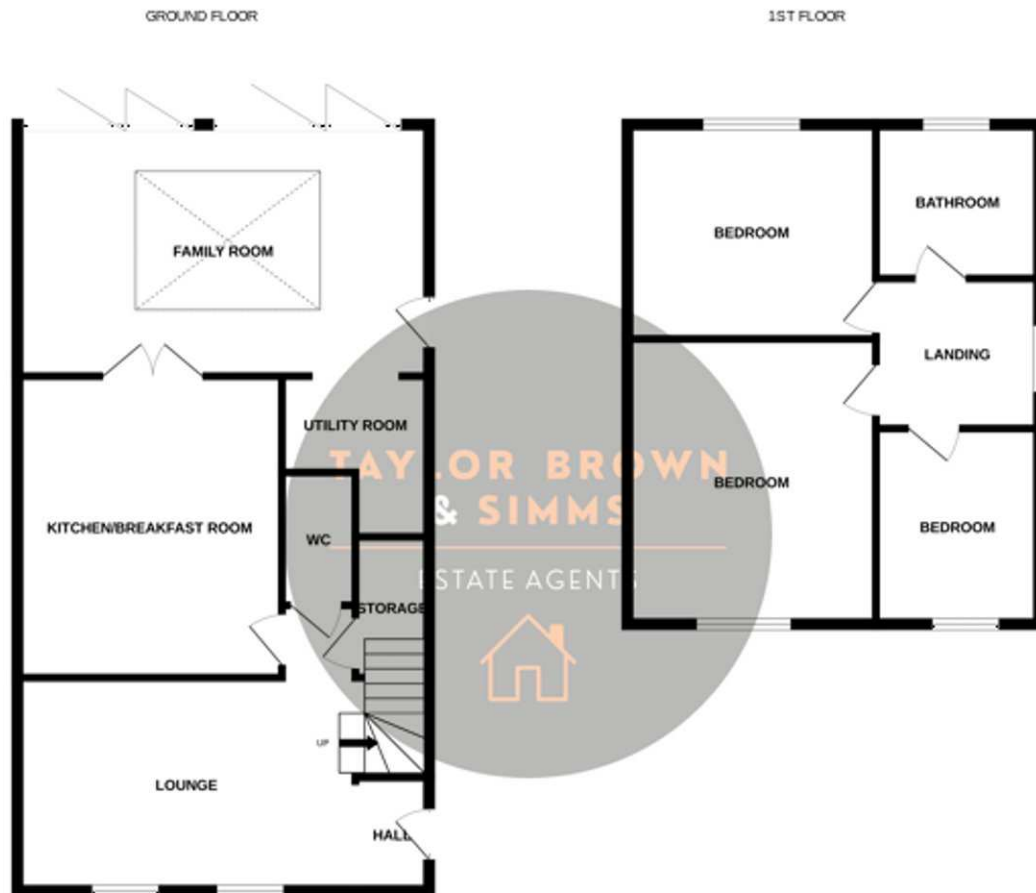
UPVC window to front aspect, radiator.

Bathroom

UPVC Window to rear aspect, three piece suite comprising of WC, vanity sink unit, corner panelled whirlpool bath with shower above, walk in mains fed shower with seating, radiator, spot lighting.

Outside

To the front of the property is a gravelled driveway with space for ample off street parking, brick wall to front with timber fencing, The south facing rear garden is enclosed via hedging and fencing, lawned garden with mature shrubs and borders, gated access to the side. To the rear is also a Grillkota BBQ hut, patio area, and further shed.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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