

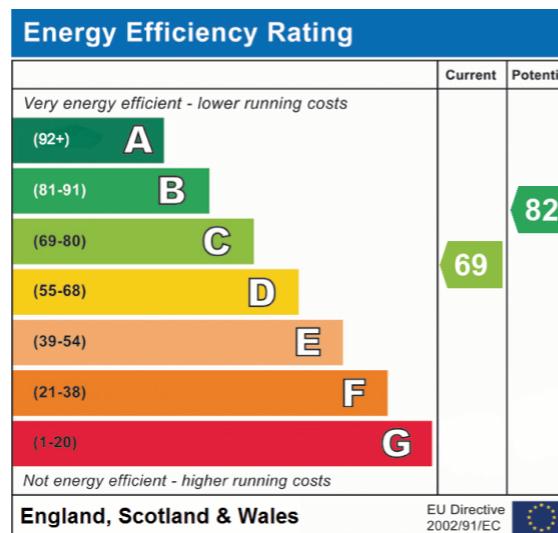
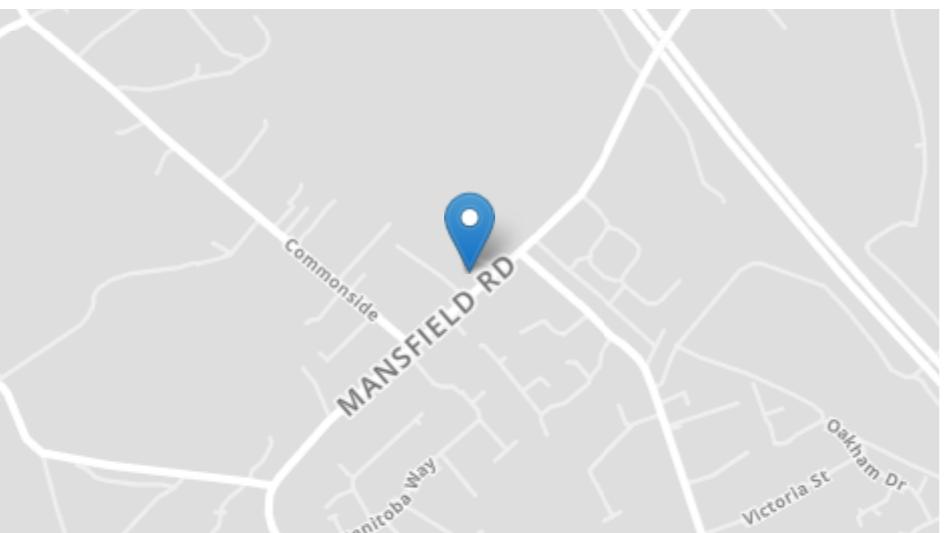
Mansfield Road, Selston, NG16 6BD

Offers Over £220,000



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want to view?

Call us on 0115 938 5577

Our lines are open 8am - 8pm

7 Days a week

or email

[mail@watsons-residential.co.uk](mailto:mail@watsons-residential.co.uk)

Ref - 29956856

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY

[www.watsons-residential.co.uk](http://www.watsons-residential.co.uk)

0115 938 5577

8am-8pm - 7days

- Semi Detached Home
- Two Double Bedrooms
- Lounge
- Modern Dining Kitchen
- Orangery
- Four Piece Bathroom
- Enclosed Rear Garden
- Ample Off Road Parking
- Desired School Catchment Area
- Good Access to Road & Transport Links

Our Seller says....





\*\*\* STYLE AND SUBSTANCE IN SELSTON! \*\*\* This beautiful 2 bedroom semi detached home will blow you away when you set foot over the threshold! Boasting spacious and very well presented and maintained living space which comprises of an entrance hallway, living room, kitchen/breakfast and an Orangery perfect for use as a dining room on the ground floor. On the first floor there are 2 double bedrooms and a family bathroom. Outside the property has ample private parking and an established private and enclosed garden to the rear and is located in a desirable area great for nearby countryside walks and road links, this charming home really has it all! Call our sales team today to get your viewing booked, you will not be disappointed!

## Ground Floor

### Entrance Hall

Composite entrance door, uPVC double glazed window to the side, radiator, stairs to first floor and door to the lounge.

### Lounge

3.61m x 3.78m (11' 10" x 12' 5") UPVC double glazed window to the front, media wall unit, radiator and open access to the dining kitchen. Feature ceiling beams.

### Dining Kitchen

4.7m x 4.1m (15' 5" x 13' 5") A range of matching wall and base units incorporating an composite sink & drainer unit. Integrated appliances including a range cooker with extractor over. A central island with further storage, Karndean flooring, uPVC double glazed window to the side, door to the side and open access to the conservatory.

### Orangery

3.56m x 3.01m (11' 8" x 9' 11") UPVC double glazed windows to the side and rear, radiator and French doors to the rear garden.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

### First Floor

#### Bedroom 1

3.61m x 4.67m (11' 10" x 15' 4") UPVC double glazed window to the front, radiator and airing cupboard housing combination boiler.

#### Bedroom 2

4.13m x 2.85m (13' 7" x 9' 4") UPVC double glazed window to the rear and radiator.

#### Bathroom

White four piece suite comprising of wc, vanity sink, panel bath and mains fed cubicle shower. Obscured uPVC double glazed window to the rear and radiator.

### Outside

To the front of the property is an ample paved driveway giving access to the entrance door as well as timber gate to the rear garden, the front is palisaded by well established hedges and secured by wooden gates. The rear garden features a paved patio area leading to two timber sheds, turfed lawn area and raised decked area, enclosed by timber fencing.

### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information: the gas BAXI combination boiler is located it in bedroom, it is ten years old and was last serviced in 2025.