

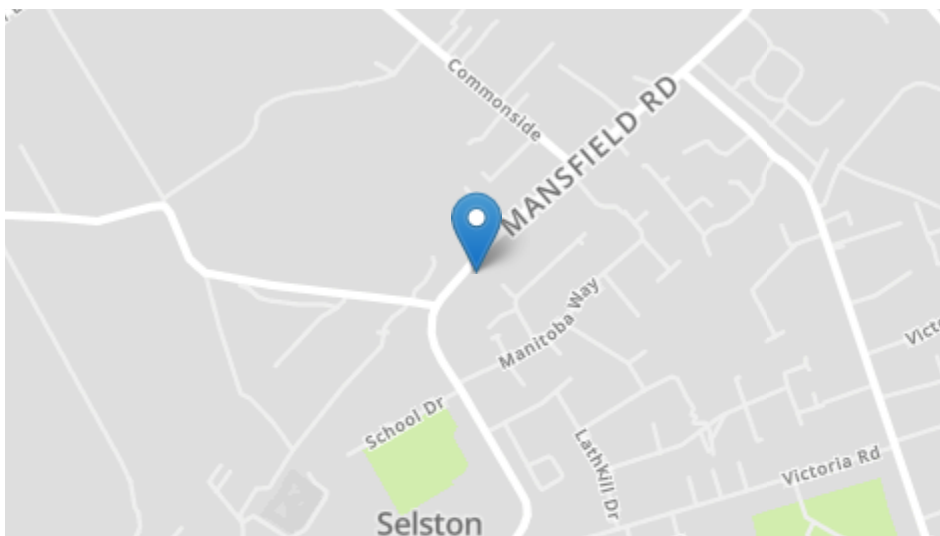
Mansfield Road, Selston, NG16 6BB

Offers Over £260,000



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want to view?

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Ref - 29706005

- Detached Family Home
- Three Double Bedrooms
- Lounge
- Dining Room
- Kitchen With Gas Fire
- Garden Room & Utility Room
- Ground Floor Bathroom Suite
- Driveway & Detached Garage
- Generous Rear Garden & Out Building
- Great Road Access (M1)

Our Seller says....



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.



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\*\*\* NEVER BEEN SOLD BEFORE! \*\*\* NO CHAIN \*\*\* Owned by the same family since the property was constructed in 1909 this is truly a once in a lifetime opportunity to acquire this beautiful 3 DOUBLE bedroom detached period home. A much loved family home, this property is now waiting for it's next chapter to be written and is ready for further improvements and extensions (subject to necessary planning permissions) so the next generation of owner can love this home every bit as much as the current owners. Boasting fabulous kerb appeal with its 'chocolate box' appearance and occupying a large plot with established gardens, garage and ample off road parking the accommodation comprises of an entrance hallway, 2 reception rooms, kitchen, pantry/utility room, bathroom, garden room and to the first floor 3 DOUBLE bedrooms. Located in a popular residential area, great for local schools, shops, public transport and road links we expect a lot of interest to be created by this very rare opportunity! To book your viewing of this wonderful home call our sales team today.

Ground Floor

Entrance Hall

UPVC entrance door, stairs to the first floor and door to dining room.

Dining Room

4.06m x 3.66m (13' 4" x 12' 0") UPVC double glazed window to the front, radiator, feature fireplace with inset gas fire and door to the kitchen.

Lounge

4.09m x 3.58m (13' 5" x 11' 9") Three uPVC double glazed windows to the rear, side and front, radiator, feature fireplace with open coal fire and door to the kitchen.

Kitchen

3.41m x 3.05m (11' 2" x 10' 0") A range of matching wall and base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including gas cooker, feature fireplace with gas fire, uPVC double glazed window to the side, tiled flooring, partially tiled walls, and doors to bathroom, garden room and pantry/utility area.

Utility/Pantry

Glass bricked window to the rear, integrated shelving and plumbing for washing machine.

Bathroom

Light grey four piece suite comprising wc, pedestal sink and mains fed cubicle shower and steel bath. Obscured uPVC double glazed window to the side and airing cupboard housing combination boiler and partially tiled walls.

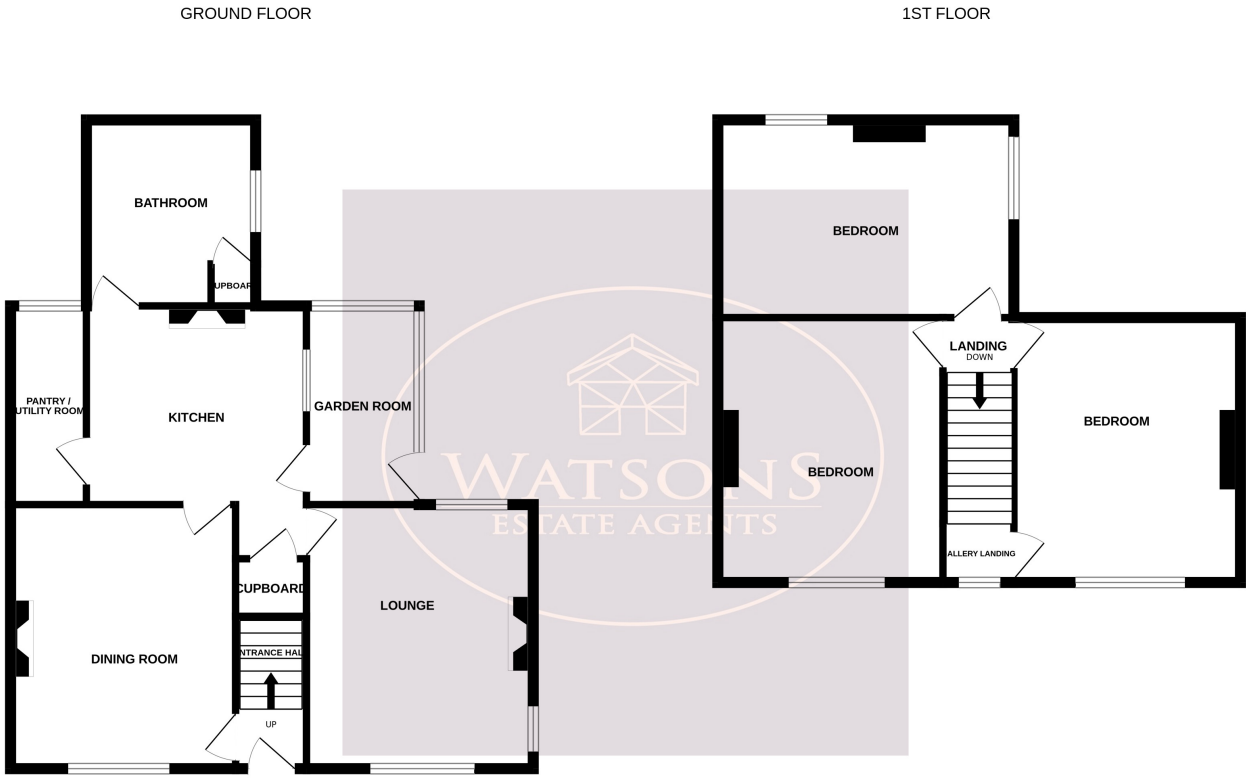
Garden Room

UPVC double glazed window to the rear and side, tiled flooring and uPVC door to the rear garden.

First Floor

First Floor Landing

Doors to all bedrooms.



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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Bedroom 1

4.05m x 3.57m (13' 3" x 11' 9") UPVC double glazed window to the front, radiator and access to gallery landing.

Bedroom 2

4.71m x 3.04m (15' 5" x 10' 0") Two uPVC double glazed windows to the side and rear and radiator.

Bedroom 3

4.06m x 3.46m (13' 4" x 11' 4") UPVC double glazed window to the front and radiator.

Outside

To the front of the property is a timber gate, giving access to the paved path leading to the entrance door, enclosed by well established hedges, there is also a tarmacadam driveway leading to the garage and a timber gate rear garden. The rear garden features a paved area with a pathway leading to a freestanding outbuilding and patio seating area, to the side is a generous turfed lawn area with flower bed borders and a range of plants and shrubbery and well established trees and greenery, the garden is palisaded by timber fencing.

Garage

Detached single garage fitted with power and up and over door.

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

AGENT NOTES: The seller has provided us with the following information; the gas central heating is located in the bathroom, and is serviced yearly.