

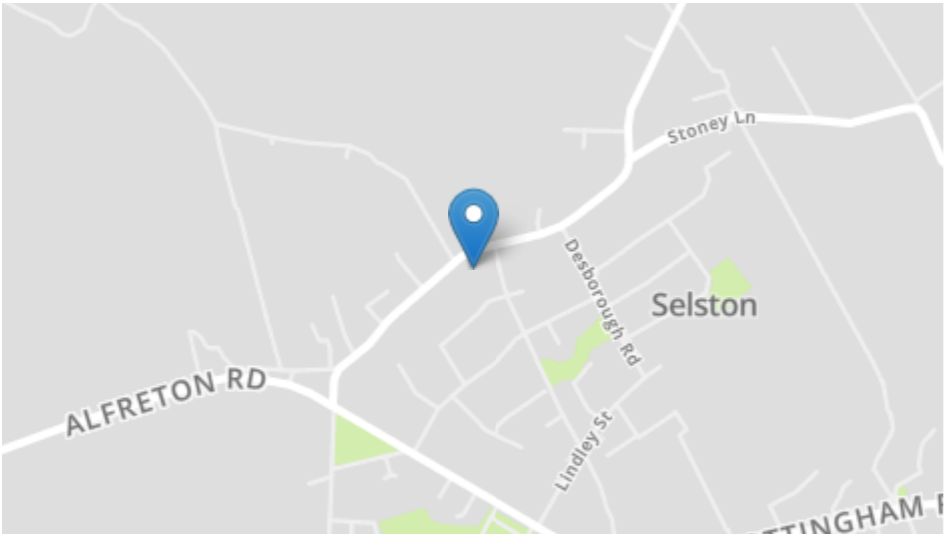
Church Lane, Selston, NG16 6EW

£550,000



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£550,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	72
England, Scotland & Wales	EU Directive 2002/91/EC	

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
Ref - 27240767



- Detached Family Home
- 4 Double Bedrooms & Dressing Room
- Modern Dining Kitchen & Family Room
- Lounge
- Light & Airy Orangery
- Utility & Downstairs WC
- Garage & Private Ample Driveway
- Well Established Enclosed Rear Garden
- Immaculately Presented Throughout

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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*** 1930's STYLE, SPACE AND SPLENDOUR! *** Rarely do properties like this come up for sale and when they do they usually create quite a buzz! This imposing 4/5 bedroom detached residence oozes charm and character and occupies a generous plot with ample parking, large garage and established, private gardens. Boasting internally spacious and flexible living accommodation comprising; reception hallway, living room, spacious living, kitchen dining room, large orangery overlooking the gardens, large garage with a laundry room and WC accessed from the garden. To the first floor are 4 generous bedrooms with potential for 5th if so desired, family bathroom, separate WC and a further shower room. Surrounded by established, well tended and spacious grounds boasting ample private driveway and lawned gardens this superb home is located in one of the most desirable areas locally, close to many great amenities. This is truly a rare opportunity to purchase your forever home! Call us today to book your viewing!

Ground Floor

Storm Porch

Stained glass entrance door.

Entrance hall

Internal original lead light and stained glass entrance door, Walnut flooring, radiator, stairs to first floor with under stairs storage, and doors to lounge, kitchen and orangery.

Lounge

4.67m x 3.91m (15' 4" x 12' 10") UPVC double glazed half bay window to the front, wooden double glazed window to the rear, feature fireplace with inset gas fire and two radiators.

Dining Kitchen and Family Room

9.00m x 3.84m (29' 6" x 12' 7") A range of matching wall and base units with work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances including waist height double electric oven and grill, electric hob with extractor fan over, fridge and freeze, washing and dishwasher. Solid walnut flooring, partially tiled walls, wall mounted combination boiler, ceiling spotlights, radiator, wooden double glazed bay window to the front and uPVC double glazed window to the rear.

Orangery

6.12m x 3.50m (20' 1" x 11' 6") Walnut flooring with underfloor heating, bifold doors to the rear and pitched glass roof.

First Floor

First Floor Landing

Obscured stain glass window to the front and doors to wc, bedroom 1 and 2, family bathroom and dressing room.

Bedroom 1

4.69m x 3.85m (15' 5" x 12' 8") Wooden double glaze bay window to the front and radiator.

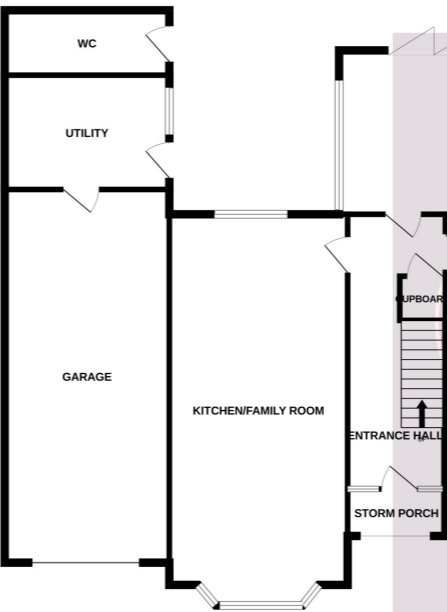
Bedroom 2

4.00m x 3.82m (13' 1" x 12' 6") Wooden double glazed window to the front, two fitted wardrobes and radiator.

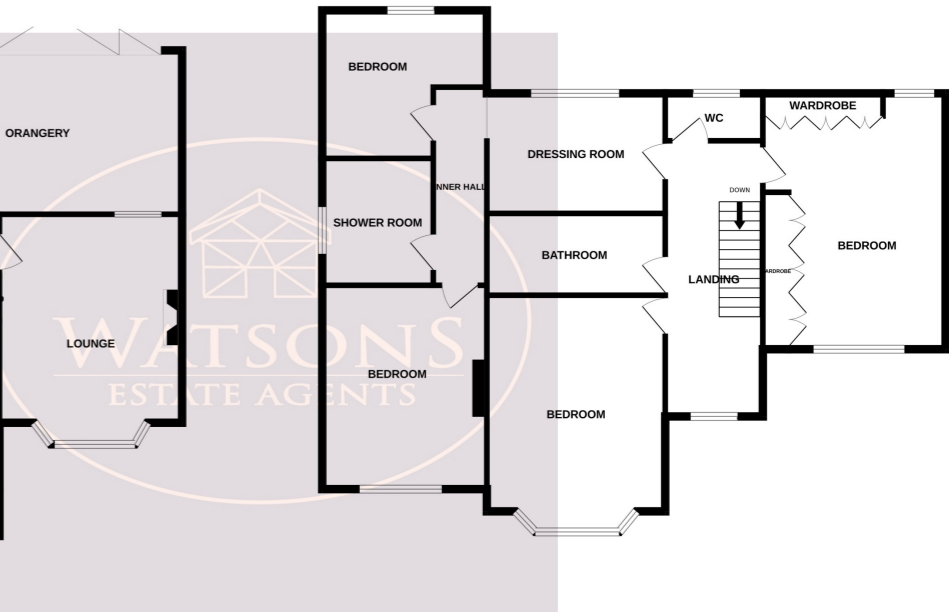
Bedroom 3

3.8m x 3.71m (12' 6" x 12' 2") Wooden double glazed window to the front and radiator.

GROUND FLOOR



1ST FLOOR



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 4

3.14m x 2.67m (10' 4" x 8' 9") UPVC double glazed window to the rear and radiator.

WC

Obscured uPVC double glazed window to the rear and wc.

Bathroom

A white 4 piece suite comprising wc, pedestal sink, tiled bath and shower cubicle. Heated towel rail, ceiling spotlight, tiled walls and flooring with under floor heating.

Shower Room

White 3 piece suite comprising combined wc and vanity wink with storage under, mains fed cubicle shower. Heated towel rail, ceiling spotlights, extractor fan, tiled flooring with under floor heating and obscured uPVC double glazed window to the side.

Dressing Room

3.74m x 2.24m (12' 3" x 7' 4") UPVC double glazed window to the side and radiator.

Garage

8.93m x 3.84m (29' 4" x 12' 7")

Utility Room

2.77m x 2.77m (9' 1" x 9' 1")

Outside

The front of the property features a tarmacadam drive to the garage, that continues to wrap around the property making for ample private off road parking. This is enclosed by a mixture of well established hedges and brick partition walls. The rear of the property has a paved patio seating area, with stone steps leading up towards a raised turfed area, with a range of well established trees, plants and shrubbery. There is also an out building, with potential to make into garden room, workshop or storage area.