

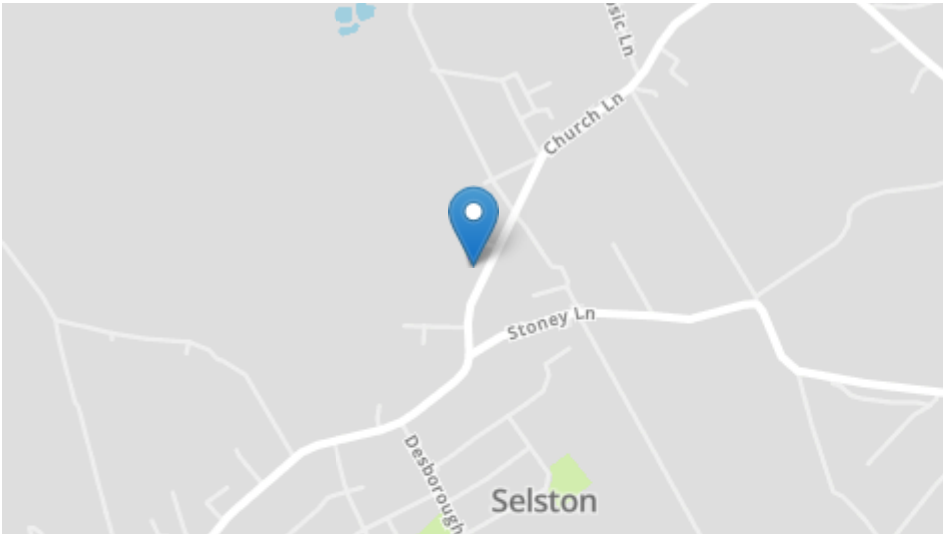
Church Lane, Selston, NG16 6FB

£325,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Detached Bungalow
- 3 Bedrooms
- Newly Fitted Kitchen
- Study
- Attic Room
- Newly Fitted Bathroom
- Off Road Parking & Lean To
- Private West Facing Garden
- No Upward Chain

Our Seller says....

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 - 28253966

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

0115 938 5577
8am-8pm - 7days



***** FANTASTIC FOREVER HOME ***** This is an excellent opportunity to acquire a spacious bungalow in a village location. Having recently benefitted from some refurbishment and coming to the market with NO UPWARD CHAIN, it is just waiting for the right buyer to make it their own. In brief, the accommodation comprises: entrance hall, lounge, dining kitchen, 3 bedrooms (ALL DOUBLE), study, and bathroom. There is also the potential to convert the attic into more useable space (STPP). Outside, the appealing rear garden is west-facing rear garden offers a high level of privacy - a lovely space to enjoy the spring & summer months, whilst a paved driveway to the front provides a good amount of off street parking. A lean-to at the side can be used as a utility area, with plumbing for a washing machine. This quiet village location provides lovely countryside walks, yet the M1 motorway is just a short drive away. Call our sales team now to arrange a viewing.

Entrance Hall

Entrance door to the front, uPVC double glazed window to the front, access to the attic (with drop down ladder), exposed wooden flooring and radiator. Doors to all rooms and door to the rear storm porch leading to the rear garden.

Lounge

4.42m (into the bay) x 3.71m (14' 6" x 12' 2") UPVC double glazed bay window to the front & uPVC double glazed window to the side. Radiator, exposed wooden flooring and wooden fire place surround with inset space for real flame gas fire.

Dining Kitchen

5.23m x 2.93m (17' 2" x 9' 7") A range of matching wall & base units, granite work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, fridge freezer and dishwasher. UPVC double glazed windows to the rear & side, exposed wooden flooring, ceiling spotlights and radiator.

Bedroom 1

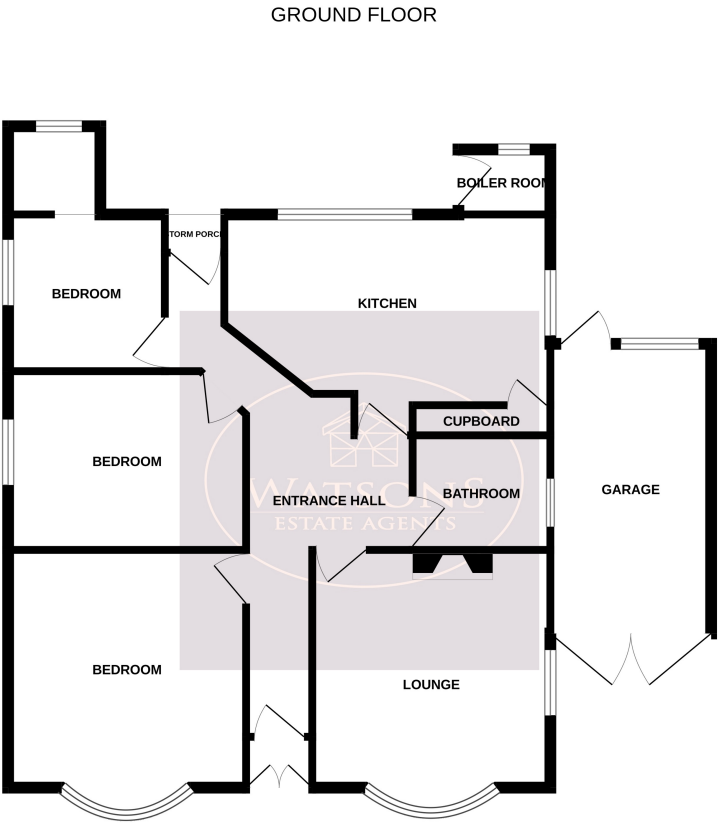
4.31m into the bay x 3.64m (14' 2" x 11' 11") UPVC double glazed bay window to the front, radiator.

Bedroom 2

3.7m x 2.77m (12' 2" x 9' 1") UPVC double glazed window to the side and radiator.

Bedroom 3

2.42m x 2.41m (7' 11" x 7' 11") UPVC double glazed window to the side, door to the study and radiator.



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 quality or efficiency can be given.
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Study

1.42m x 1.38m (4' 8" x 4' 6") UPVC double glazed window to the rear.

Attic

5.73m x 3.7m (18' 10" x 12' 2") Potential to convert (STPP) 2 velux windows.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with electric shower over. Extractor fan, chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

Outside WC

WC, and housing combination boiler.

Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. A block paved driveway provides off road parking for 3 cars leading to the lean to. The front is enclosed by hedge borders. To the side of the property is a lean to with poly carbonate roof, plumbing for washing machine and doors to the front and rear. The West facing rear garden offers of good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by hedge and timber fencing to the perimeter.