

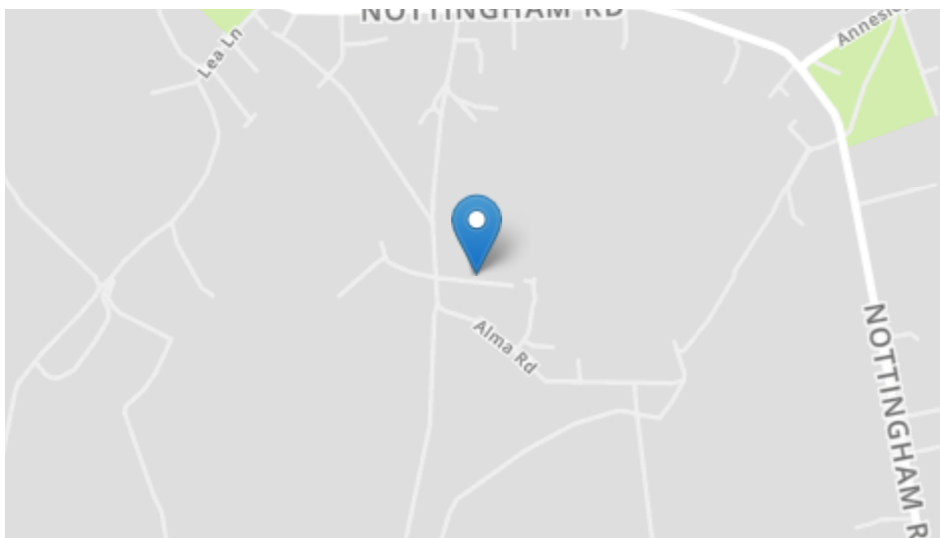
Inkerman Street, Selston, NG16 6BQ

Offers Over £210,000



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Our Seller says....

- Semi Detached Home
- Three Bedrooms '
- Light & Airy Lounge
- Modern Fitted Kitchen
- Well Presented Throughout
- Ground Floor Shower Room
- Utility Room
- Countryside Views To Rear
- Driveway & Garage
- Low Maintenance Rear Garden

want to view?
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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.





*** A HIDDEN GEM ON INKERMAN STREET! *** Nestled within a semi-rural setting and enjoying delightful countryside views to the rear, this well presented three bedroom semi detached home offers a perfect blend of modern living and peaceful surroundings. The property features a light and airy lounge flowing seamlessly into a modern fitted kitchen, creating an open and sociable living space ideal for everyday living. A ground floor shower room and separate utility room add further practicality to the layout. To the first floor are three bedrooms, with the primary enjoying views over the countryside, making this a truly relaxing retreat. Outside, the property benefits from a driveway and detached garage, along with a low maintenance rear garden designed for ease and enjoyment, complete with patio and decked seating areas. Conveniently located with great road links while still offering a tranquil feel, this fantastic home is ideal for families or first time buyers looking for the best of both worlds. Early viewing is highly recommended—contact our team today to arrange yours!

Ground Floor

Entrance Hall

UPVC entrance door, uPVC double glazed window to the front, and open access to lounge.

Lounge

4.45m x 3.09m (14' 7" x 10' 2") UPVC double glazed window to the front, radiator, laminate wood flooring, wall mounted radiator and open access to the kitchen.

Kitchen

5.14m x 3.36m (16' 10" x 11' 0") A range of wall and base units with worksurfaces incorporating an inset 1.5 stainless steel sink and drainer unit. Integrated appliances including waist height gas oven, 5 ring gas hob with extractor over and space for fridge freezer. Understairs storage, ceiling spotlights, radiator, uPVC double glazed window to the rear and open access to the rear lobby.

Rear Lobby

Door to rear garden and shower room.

Shower Room

White three piece suite comprising wc, vanity sink and mains fed cubicle shower. Obscured uPVC double glazed window to the side, chrome heated towel rail, extractor fan, partially tiled walls, and laminate wood flooring.

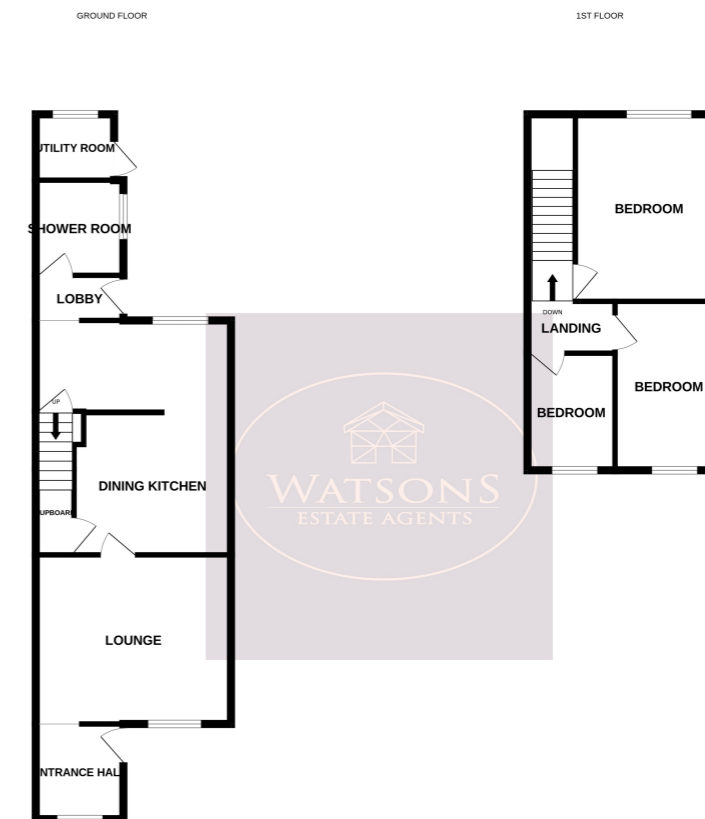
Utility

UPVC double glazed window to the side and 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 herein, 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 for 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.
Made with floorplan 12/22/20

Bedroom 1

3.52m x 3.14m (11' 7" x 10' 4") UPVC double glazed window to the rear, storage cupboard housing combination boiler, radiator and countryside views to the rear.

Bedroom 2

3.18m x 2.12m (10' 5" x 6' 11") UPVC double glazed window to the front, and radiator.

Bedroom 3

2.12m x 1.85m (6' 11" x 6' 1") UPVC double glazed window to the front and radiator.

Garage

Detached single garage with up and over doors.

Outside

To the front of the property is a gravelled driveway leading to the detached garage, and giving access to the front garden via a timber gate. The front garden has a paved pathway to the entrance door, turfed lawn with raised flower bed borders, and timber gate giving access to the entrance door. The rear garden features a paved patio seating area, raised brick platform with timber shed, and to the side is raised decked area. The whole garden is palisaded by timber fencing.

*** AGENT NOTE **

AGENT NOTE: The seller has provided us with the following information; the gas central heating is located in the bedroom storage cupboard, it is between 8-10 years old, and was last serviced at the end of 2024.