

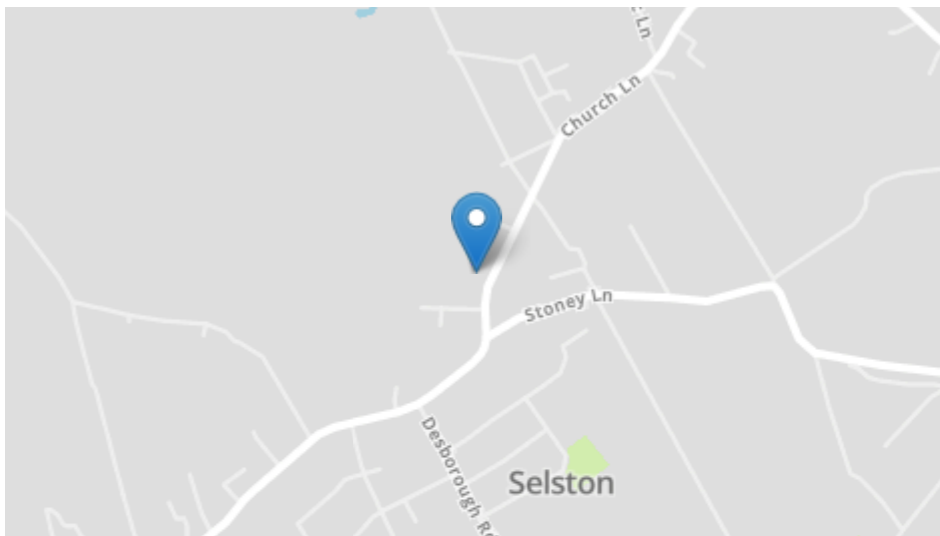
Church Lane, Selston, NG16 6FB

£385,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		67	78
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Double Bedrooms
- Dining Kitchen & Separate Utility Room
- Lounge & Conservatory
- En Suite & Downstairs Family Bathroom
- Driveway & Garage
- Landscaped Rear Garden
- Good Road & Transport Links

Our Seller says....

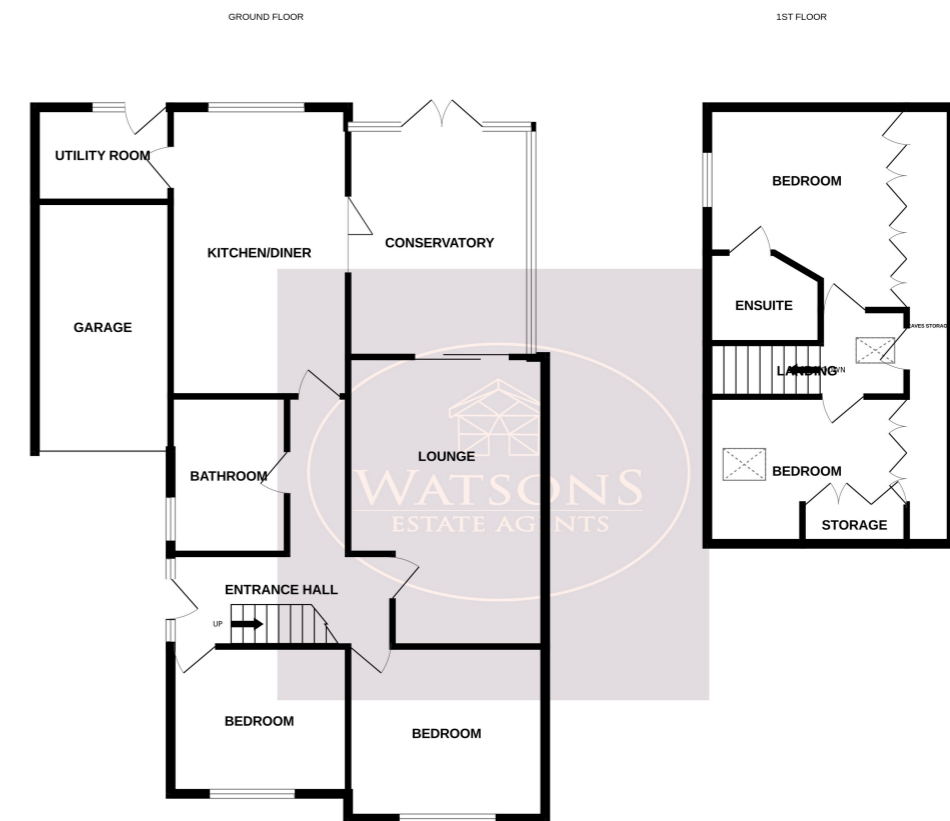
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 27842942

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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 8am-8pm - 7days



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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\*\*\* STUNNINGLY STYLISH DETACHED FAMILY HOME \*\*\* This beautiful FOUR DOUBLE bedroom detached home will delight any buyer when you go to take a look! Boasting light and airy, spacious and flexible accommodation on a generous plot with ample parking including for a caravan/motor home. Behind the front door you will be welcomed into a very well presented and maintained interior which boasts a spacious lounge and dining/kitchen, beautiful conservatory overlooking the well tended garden, utility room, family bathroom and four bedrooms with a master en-suite shower room. Outside space is also a huge plus as there is a large private driveway and a generous landscaped garden to the rear. Located in one of the most desirable areas of Selston with excellent links to the M1/A38, close to local schools and shops, plus many many more amenities! As such we are sure that any buyer will fall in love with this charming home, so call us today to book your viewing!

#### Ground Floor

##### Entrance Hall

Composite entrance door and uPVC double glazed windows to the side, ceiling spotlights, radiator, engineered wooden floor, doors to the lounge, dining kitchen, bathroom, bedrooms 3 & 4 and stairs to the first floor.

##### Lounge

5.35m x 3.64m (17' 7" x 11' 11") Radiators, real flame gas fire with wooden fireplace surround, door to the entrance hall, sliding patio doors to the conservatory.

##### Dining Kitchen

5.33m x 3.17m (17' 6" x 10' 5") A range of high gloss matching wall & base units with solid wood work surfaces incorporating an inset 1.5 bowl stainless steel sink & draining unit, space for appliances including; fridge freezer dishwasher & range cooker with extractor over, laminate wood flooring, uPVC double glazed window to the rear, doors to the entrance hall and utility room, double doors leading to the conservatory.

##### Utility Room

2.3m x 1.75m (7' 7" x 5' 9") A range of matching wall & base units with work surfaces incorporating a stainless steel sink, plumbing for washing machine, space for tumble dryer, wall mounted combination boiler, uPVC double glazed window to the rear, doors to the kitchen and rear garden.

##### Conservatory

4.25m x 3.58m (13' 11" x 11' 9") UPVC double glazed windows to the side & rear, laminate wood flooring, glass roof, log burner stove, double doors leaving to the kitchen, French doors leading to the rear garden and sliding patio doors leading to the lounge.

##### Bedroom 2

3.28m x 2.73m (10' 9" x 8' 11") UPVC double glazed window to the front, radiator, door to the entrance hall.

##### Bedroom 4

3.64m x 3.18m (11' 11" x 10' 5") UPVC double glazed window to the front, radiator, door to the entrance hall.

##### Bathroom

2.65m x 2.18m (8' 8" x 7' 2") White 3 piece suite comprising of concealed cistern WC, vanity sink unit and panelled bath with electric shower over, ceiling spotlights, tiled floors, fully tiled walls, radiator, obscured uPVC double glazed window to the side.

##### First Floor

##### Landing

Velux window, access to eaves storage and doors to bedrooms 1 & 2.

##### Bedroom 1

3.65m x 3.63m (12' 0" x 11' 11") UPVC double glazed window to the side, fitted wardrobes, laminate wood flooring, radiator, door to the en suite.

##### En Suite

White 3 piece suite comprising of WC, wall mounted sink unit, shower cubicle with mains fed shower, chrome heated towel rail, obscured uPVC double glazed window to the side.

##### Bedroom 3

3.58m x 2.72m (11' 9" x 8' 11") Fitted wardrobes, radiator, laminate wood flooring, access to eaves storage and Velux window.

##### Outside

To the front of the property is a gravel driveway, leading to the garage (4.61x2.46m) installed with power, lighting and up & over door, and is enclosed by timber fences. The rear garden comprises of a paved patio area, composite decking, turfed lawn, flower bed borders with a range of mature plants & shrubs, timber shed, log store, koi carp pond and is enclosed by hedge and timber fences with gate to the side.