

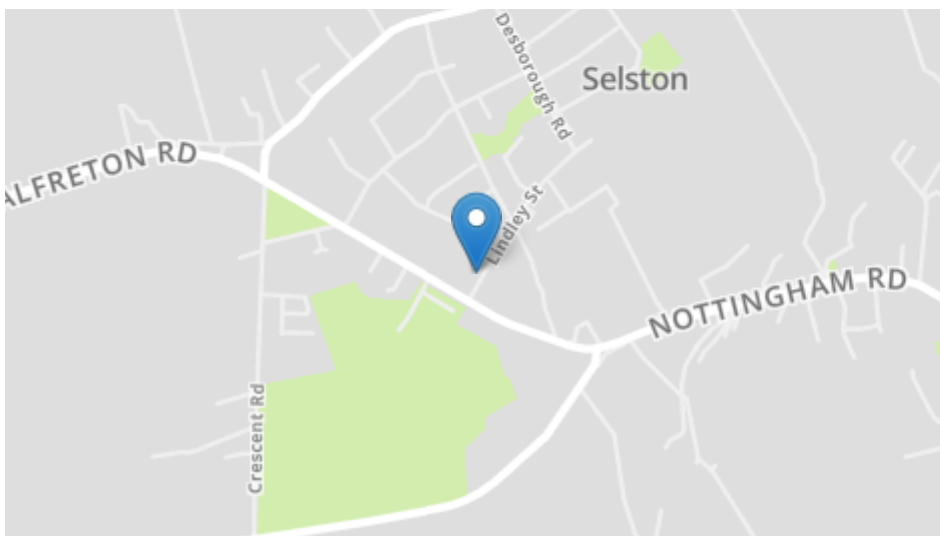
Lindley Street, Selston, NG16 6DP

£280,000



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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>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			81
		EU Directive 2002/91/EC	



Our Seller says....

- Detached House
- 4 Bedrooms
- Separate Lounge & Dining Room
- Modern Fitted Dining Kitchen
- Downstairs WC & Family Bathroom
- 2 Driveways & Detached Garage
- Low Maintenance Rear Garden
- Walking Distance to Amenities & Transport Links
- No Upward Chain

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 - 28441117

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 FOUR \*\*\* NO CHAIN \*\*\*** This charming 4 bedroom detached house is located in the popular village of Selston and is a perfect 'blank canvass' for those looking to buy a forever home and put their own mark on it! Boasting light and airy accommodation comprising of; living room, dining kitchen, downstairs WC, 4 bedrooms, bathroom and to the outside 2 driveways, garage and garden to rear, the property is ideal for those with caravans/motorhomes or need secure parking for work vehicles. Call us today to book your viewing.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, laminate wood flooring, radiator and under stairs storage cupboard. Doors to the lounge, kitchen and wc, stairs to the first floor.

### Lounge

4.84m x 3.49m (15' 11" x 11' 5") UPVC double glazed bay window to the front, wooden fireplace surround with inset real flame gas fire, 2 radiators and uPVC double glazed window to the rear.

### Dining Room

2.61m x 2.4m (8' 7" x 7' 10") UPVC double glazed window to the front, radiator, laminate wood flooring and opening to the kitchen.

### Kitchen

4.23m x 3.91m (13' 11" x 12' 10") A range of matching high gloss wall & base units with worksurfaces incorporating an inset 1.5 bowl stainless steel sink & drainer unit. Integrated appliances including double electric oven, dishwasher and electric hob with extractor over. Space for fridge freezer, plumbing for washing machine, radiator and cupboard housing the wall mounted combination boiler. Laminate wood flooring, partly tiled walls, ceiling lantern, uPVC double glazed windows to the rear and side, uPVC double glazed door to the rear garden.

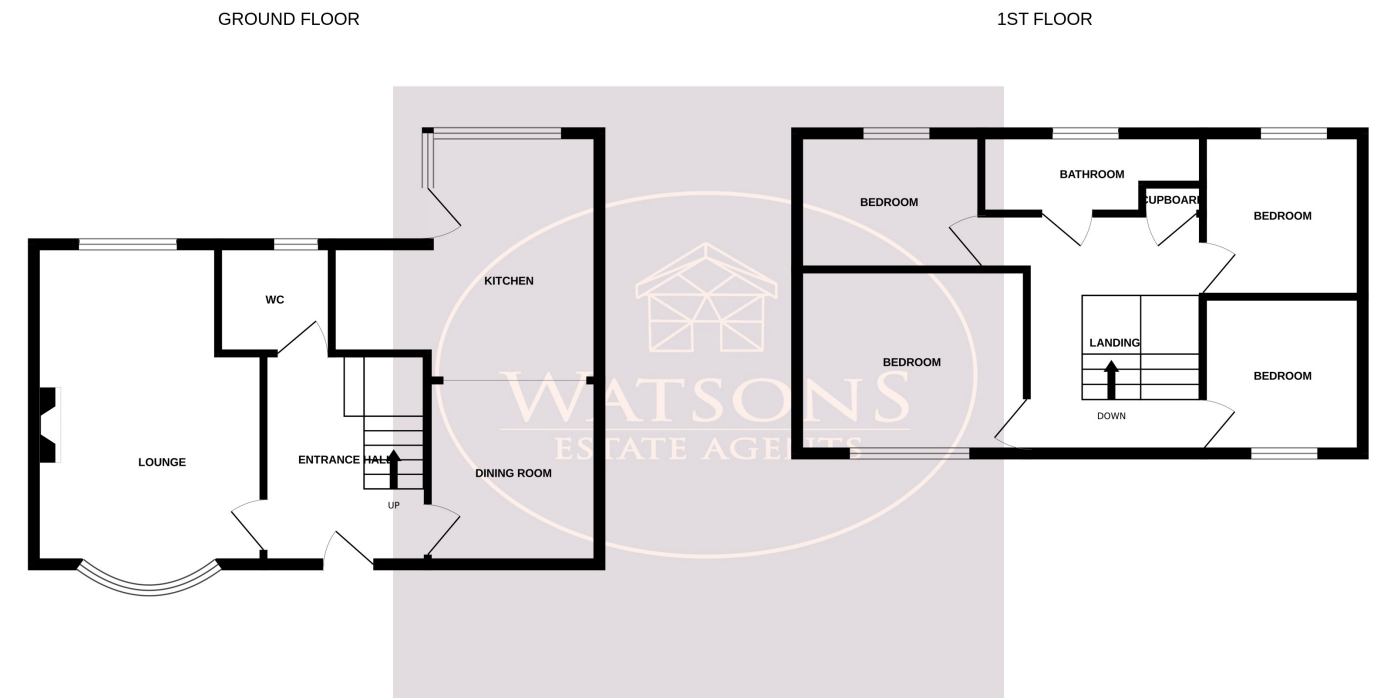
### WC

WC, vanity sink unit and obscured uPVC double glazed window to the rear.

## First Floor

### Landing

UPVC double glazed window to the front, access to the attic and built in storage cupboard. Doors to all bedrooms and the bathroom.



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

3.51m x 2.65m (11' 6" x 8' 8") UPVC double glazed window to the front and radiator.

### Bedroom 2

2.73m x 2.1m (8' 11" x 6' 11") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.41m x 2.38m (7' 11" x 7' 10") UPVC double glazed window to the rear and radiator.

### Bedroom 4

2.4m x 2.37m (7' 10" x 7' 9") UPVC double glazed window to the front and radiator.

### Bathroom

White 4 piece suite comprising; wc, vanity sink unit, panelled bath and shower cubicle with mains fed shower. Fully tiled walls, chrome heated towel rail and 2 obscured uPVC double glazed windows to the rear.

### Outside

To the front of the property are flower bed borders with a range of plants & shrubs, concrete driveway to the left of the property leading alongside to the detached garage fitted with power and up & over door. A paved pathway leads across the front to the entrance door and to the second brick paved driveway on the right hand side of the property. The low maintenance rear garden is enclosed by brick walls with gated access to the driveways on either side and comprises paved patio area, artificial lawn and flower bed borders with a range of plants and shrubs.