

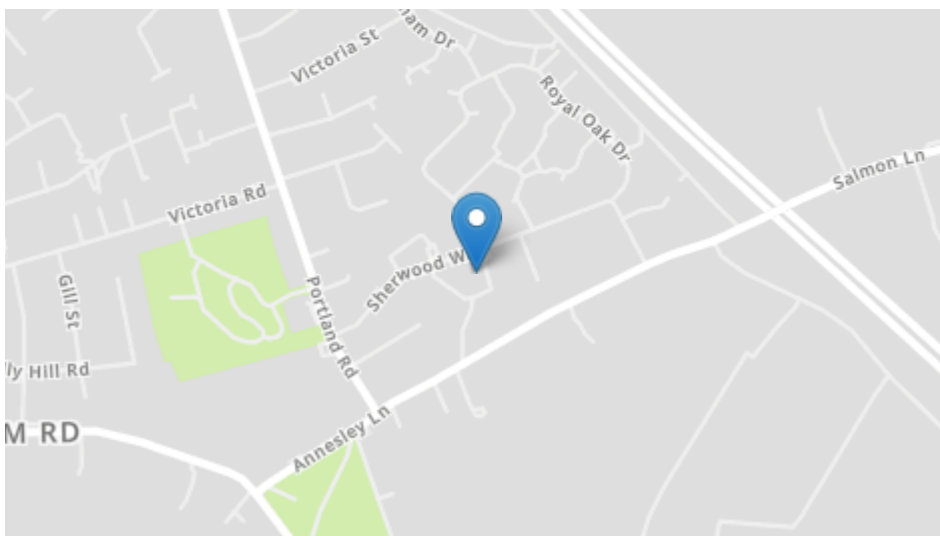
Nightingale Crescent, Selston, NG16 6QG

Offers Over £240,000



Nightingale Crescent, Selston, NG16 6QG

Offers Over £240,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Bungalow
- Two Bedrooms
- Beautifully Present Throughout
- Spacious Lounge
- Modern Fitted Kitchen
- Conservatory
- Three Piece Shower Room
- Ample Off Road Parking
- Low Maintenance Rear Garden
- Great Road Links (M1)

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 - 30180000

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



***** STUNNING SINGLE LEVEL LIVING ***** This beautifully presented semi detached bungalow offers spacious and well maintained accommodation, ideal for those looking to downsize or enjoy the ease of single level living. The property benefits from great road links including the M1, while also being conveniently positioned for access to local amenities. The accommodation comprises a welcoming entrance hall providing access to two bedrooms, both positioned to the front of the property, along with a modern three piece shower room. To the rear is a spacious lounge with feature fireplace, open through to a modern fitted kitchen offering a range of units and integrated appliances. The property also benefits from a bright conservatory with French doors opening onto the rear garden, creating an additional living space perfect for relaxing or entertaining. Externally, the property enjoys ample off road parking to the front via a generous driveway, while to the rear is a low maintenance garden featuring patio seating areas, lawn and a timber shed, providing a private and easy to manage outdoor space. Beautifully presented throughout and offering comfortable living in a convenient location, this lovely bungalow is not to be missed. Contact our team today to arrange your viewing. 0115 938 5577 (Option 2)

Ground Floor

Entrance Hall

Composite entrance door, radiator, storage cupboard housing combination boiler, cloak room, and doors to bathroom, both bedrooms and lounge.

Bedroom 1

3.77m x 3.11m (12' 4" x 10' 2") UPVC double glazed window to the front and radiator.

Bedroom 2

2.90m x 2.40m (9' 6" x 7' 10") UPVC double glazed window to the front, storage cupboard and radiator.

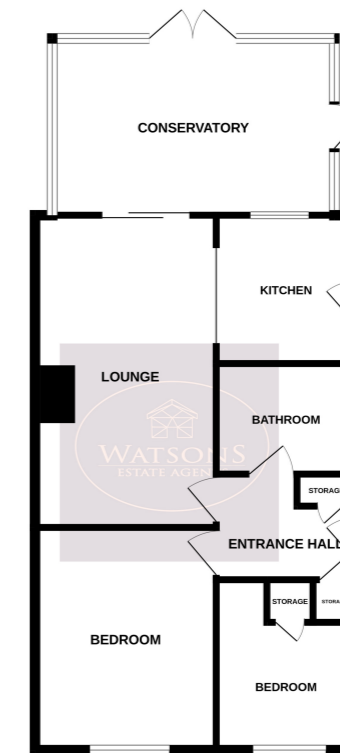
Bathroom

White three piece suite comprising wc, vanity sink, and mains fed cubicle shower. Obscured uPVC double glazed window to the side, traditional radiator, ceiling spotlights, extractor fan, tiled flooring and tiled walls.

Lounge

5.50m x 3.11m (18' 1" x 10' 2") Radiator, feature fireplace, open access to kitchen and sliding patio doors to the conservatory.

GROUND 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 misstatement. 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 quantity or efficiency can be given.
Made with Metropix (2025)

Kitchen

2.57m x 2.35m (8' 5" x 7' 9") A range of wall and base units with worksurfaces incorporating an inset 1.5 stainless steel sink and drainer unit. Integrated appliances including electric oven, gas hob with extractor over, space for fridge freezer and plumbing for washing machine. UPVC double glazed window to the rear, ceiling spotlights, and open access to the lounge.

Conservatory

4.88m x 2.48m (16' 0" x 8' 2") UPVC double glazed windows to the rear and sides, Karndean flooring and French doors to the rear.

Outside

To the front of the property is a generous paved driveway with large gravel area to the side, giving access to the entrance door and extending into the rear garden area. The rear garden features a paved patio seating area with timber steps with gravel detail, leading to both a timber shed and turfed lawn, the 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 hallway, it is four years old and was last serviced in September 2025.