

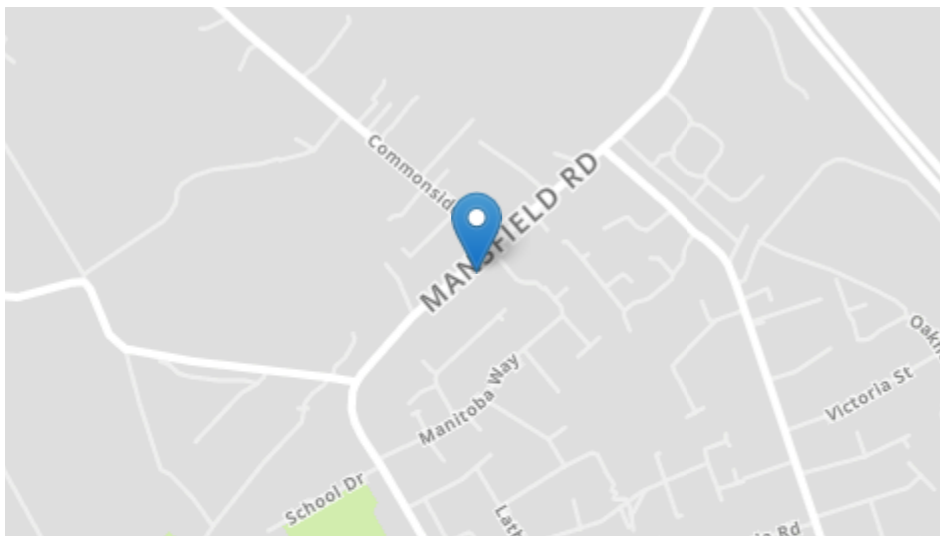
Mansfield Road, Selston, NG16 6BB

Guide Price £325,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Double Bedrooms
- 3 Reception Rooms
- Self Contained Annex
- En Suite To Bedroom 4
- Off Road Parking
- Private South Facing Rear Garden
- Ease Of Access To 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 - 26663531

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



\*\*\* SPACIOUS FAMILY HOME WITH SELF CONTAINED ANNEX \*\*\* This property has been extended and adapted over the years to create a wealth of accommodation to suit all. For extended families, the separate annex provides the perfect touch featuring 1 bedroom, open plan lounge & dining area, kitchen and en suite. The main property itself in brief comprises; entrance hallway, two reception rooms, open plan dining kitchen, rear porch and ground floor WC. To the first floor there are three double bedrooms and family bathroom. Externally, the property sits within a generous plot boasting a large rear garden with the potential to further extend (subject to planning permission) and ample off road parking. Mansfield Road is located within the popular village of Selston where you will find a variety of family friendly pubs, sought after schools and easy access to open countryside, as well as Junction 27 of the M1 motorway. Nearby Towns include Eastwood & Hucknall, both just a short drive away. With so much to offer both inside and out, we HIGHLY RECOMMEND a viewing. Call our team today!

#### Ground Floor

##### Entrance Hall

UPVC double glazed entrance door, stairs to the first floor and doors to the lounge, kitchen diner and dining room.

##### Reception Room

3.83m x 3.67m (12' 7" x 12' 0") UPVC double glazed window to the front, radiator, wooden fire place surround with inset space for fire. Door to the kitchen diner.

##### Lounge

4.32m x 3.45m (14' 2" x 11' 4") UPVC double glazed windows to the front & side, radiator and wooden fire place surround with inset space for fire.

##### Kitchen Diner

6.48m x 3.02m (21' 3" x 9' 11") A range of matching high gloss wall & base unit. Work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Wood effect laminate flooring, plumbing for washing machine, radiator, wooden fire place surround with inset space for fire. UPVC double glazed window to the side, door to the lounge and door to the inner hall.

##### Inner Hall

Door to the side, uPVC double glazed window to the front and door to the annex kitchen.

##### Ground Floor WC

WC, wall mounted sink and uPVC double glazed windows to the front & side.

##### Annex Kitchen

4.41m x 2.23m (14' 6" x 7' 4") A range of matching high gloss wall & base unit. Work surfaces incorporating a stainless steel sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. Plumbing for washing machine, integrated combination boiler. UPVC double glazed windows to both side. Door to the inner hall.

##### Annex Inner Hall

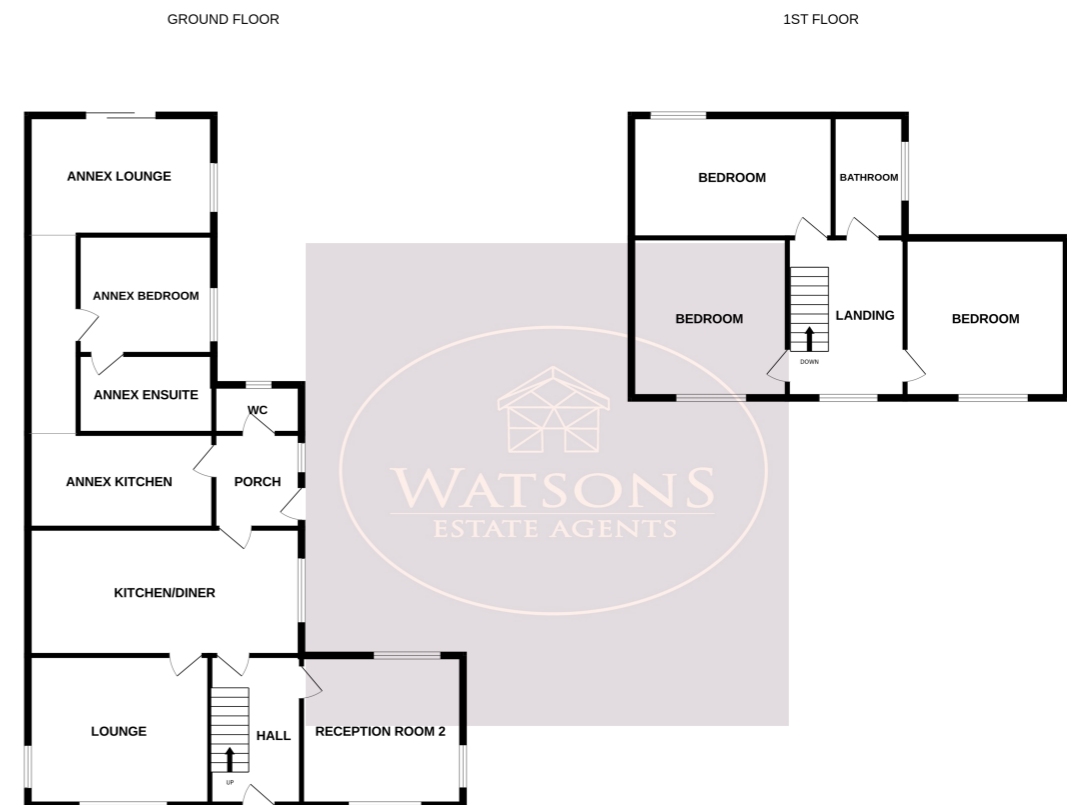
Radiator, door to the annex lounge and bedroom.

##### Annex Bedroom

3.37m x 3.0m (11' 1" x 9' 10") UPVC double glazed window to the side, radiator and door to the en suite.

##### Annex En Suite

3 piece suite comprising WC, pedestal sink unit and corner shower cubicle with mains shower. Chrome heated towel rail, obscured uPVC double glazed window to the side and extractor fan.



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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##### Annex Lounge

4.34m x 3.48m (14' 3" x 11' 5") UPVC double glazed window to the side, radiator and French doors leading to the rear garden.

##### First Floor

##### Landing

UPVC double glazed window to the front, access to the attic and doors to all bedrooms and bathroom.

##### Bedroom 1

4.55m x 3.05m (14' 11" x 10' 0") UPVC double glazed window to the rear, airing cupboard housing the combination boiler and radiator.

##### Bedroom 2

3.8m x 3.68m (12' 6" x 12' 1") UPVC double glazed window to the front and radiator.

##### Bedroom 3

3.77m x 3.7m (12' 4" x 12' 2") UPVC double glazed window to the front and radiator.

##### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Chrome heated towel rail and obscured uPVC double glazed window to the side.

##### Outside

Running alongside the property, a double width tarmac driveway provides ample off road parking. The South facing rear garden offers a good level of privacy and comprises two paved patios, turfed lawn, flower bed borders with a range of plants & shrubs and two external taps. The garden is enclosed by hedge and timber fencing to the perimeter with gated access to the side.