

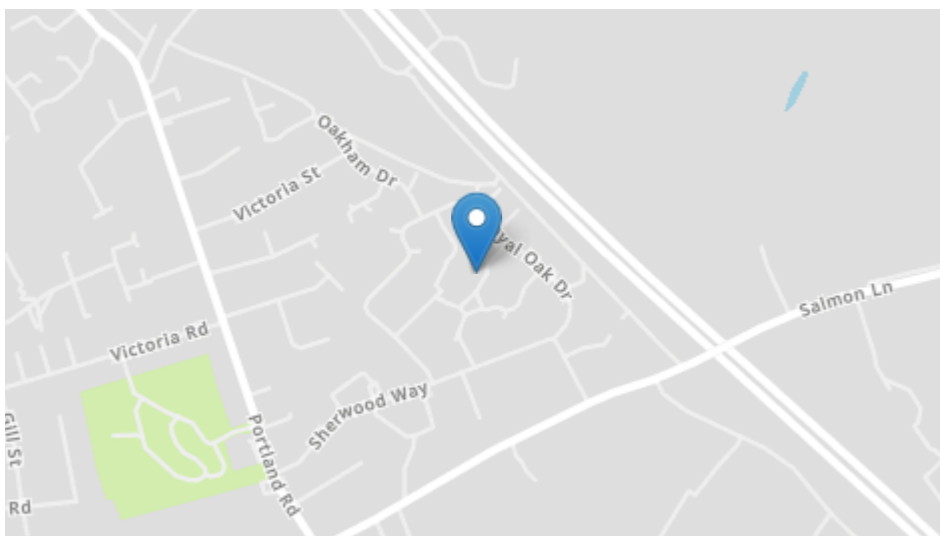
Lynd Close, Selston, Nottingham, NG16 6RN

£190,000



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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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		67	84
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Semi Detached Bungalow
- 2 Bedrooms
- New Kitchen & Bathroom
- Open Plan Dining Kitchen
- Utility Room
- Off Road Parking
- Totally Renovated Throughout
- Popular Cul De Sac Location

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 - 26958000

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40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days





\*\*\* BEAUTIFUL THROUGHOUT \*\*\* Upgraded by the current owner to a high standard, this bungalow would be perfect for buyers looking for a fuss free home. Improvements include newly fitted kitchen, newly fitted bathroom, new doors and windows, new boiler and log burner added. The property in brief comprises entrance hall, lounge with inset log burner, open plan dining kitchen with island, utility room, two bedrooms and a three piece bathroom suite. To the outside a front garden, off road parking and enclosed rear garden. Selston is popular for its proximity to the countryside and is just a few minutes drive from Junction 27 of the M1 motorway. Nearby amenities include a post office, public house, restaurant and supermarket.

### Entrance Hall

Storage cupboard housing the Hive heating control, heated towel rail and doors to all rooms.

### Lounge

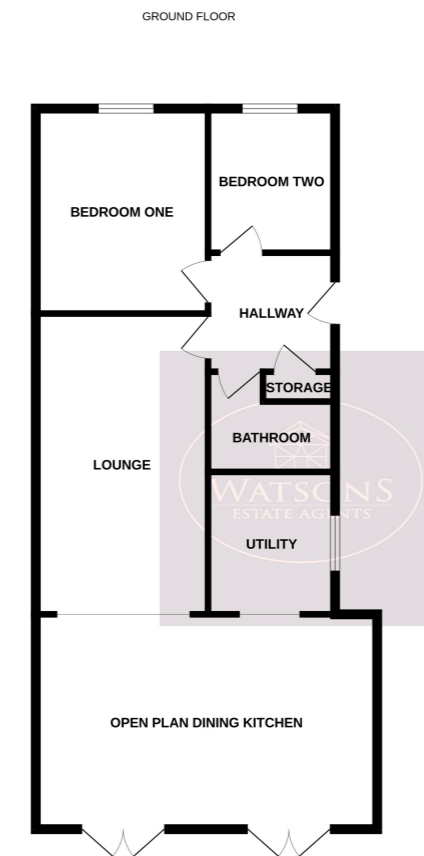
5.49m x 3.15m (18' 0" x 10' 4") UPVC double glazed window to the rear, radiator and log burner. Open to the dining kitchen.

### Dining Kitchen

6.24m x 3.92m (20' 6" x 12' 10") A range of matching wall & base units with feature downlights, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & 5 ring gas hob with extractor over and dishwasher. Central island offering further storage space, ceiling spotlights, radiator, tiled flooring and uPVC double glazed French doors leading to the rear garden. Open to the utility area.

### Utility Area

2.6m x 2.32m (8' 6" x 7' 7") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, uPVC double glazed window to the side.



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.  
Made with Metropix (2023)

### Bedroom 1

3.74m x 3.14m (12' 3" x 10' 4") UPVC double glazed window to the front and radiator.

### Bedroom 2

2.63m x 2.32m (8' 8" x 7' 7") UPVC double glazed window to the front, storage cupboard and radiator.

### Bathroom

3 piece suite in white comprising WC, wall mounted sink & bath with shower over. Extractor fan, heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

### Outside

To the front of the property is a turfed lawn. Adjacent to the property, a driveway provides off road parking. The rear garden comprises a paved patio and turfed lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side.