

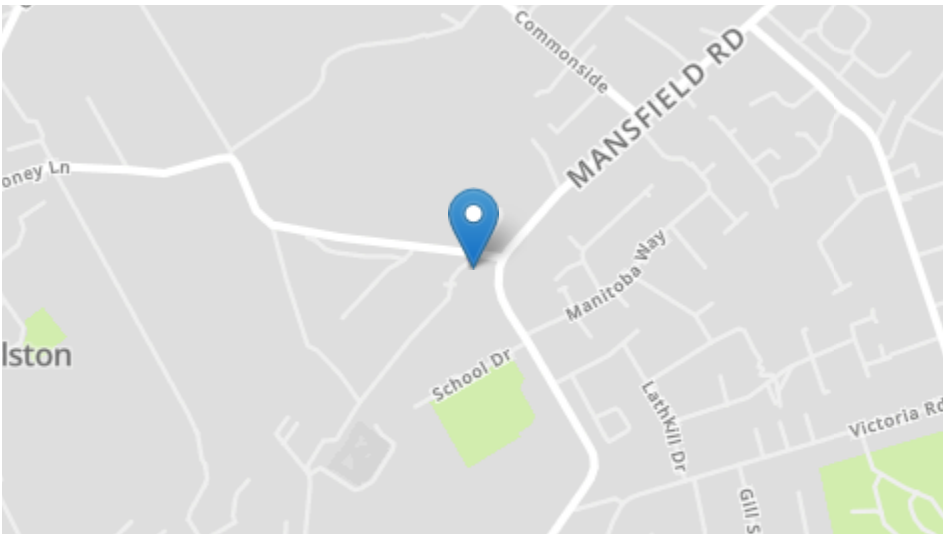
Stoney Lane, Selston, NG16 6ET

£260,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	74	80
	EU Directive 2002/91/EC	



Our Seller says....

- Structurally Detached Bungalow
- Three Good Size Bedrooms
- No Upward Chain
- Spacious Lounge
- Open Plan dining Kitchen
- Shower Room & Utility
- Ample Off Road Parking & Enclosed Garden
- Brick Built Outbuilding
- Corner Plot Position
- Good Road & Transport Links

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 - 29475181

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



*** YOUR FOREVER HOME IS ONLY A 'STONES' THROW AWAY! *** NO CHAIN *** This wonderful 3 bedroom 'structurally' detached bungalow is located in a very pleasant location with a distinctly semi rural feel. Occupying a generous plot with ample parking the property comprises a kitchen with dining room and utility room, living room, 3 bedrooms and a shower room. This charming property boasts excellent scope for further development and modernisation and is ideal for those looking to put their own stamp on what could very well be their 'forever home'! Located in a very desirable area of Selston with many amenities nearby such as shops, public transport and beautiful countryside walks. Call our team today to book your viewing on 0115 938 5577 option 2.

Ground Floor

Porch

UPVC double entrance doors.

Kitchen

3.99m x 1.93m (13' 1" x 6' 4") Entrance door, a range of matching wall and base units with worksurfaces incorporating a stainless steel sink and drainer unit. Integrated double electric oven and electric hob with extractor fan over. Space for fridge freezer, breakfast bar, laminate wood flooring, partially tiled walls, uPVC double glazed window to the front and open access to the dining room.

Dining Room

3.99m x 3.89m (13' 1" x 12' 9") Two storage cupboards, two radiators and door to hall.

Hall

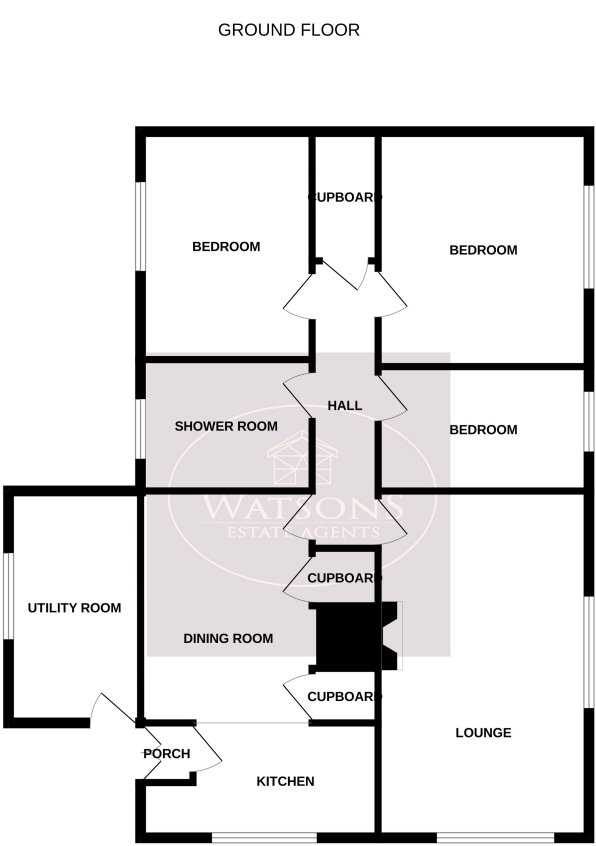
Storage cupboard and doors to all bedrooms, shower room, lounge and dining room.

Lounge

5.82m x 3.54m (19' 1" x 11' 7") UPVC double glazed bay window to the front and uPVC double glazed window to the side, feature fireplace with inset gas, two radiators and door to hall.

Shower Room

White three piece suite comprising wc, wall mounted sink with storage under and mains fed cubicle shower. Wood laminate flooring, partially tiled walls, radiator and obscured 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 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 operability or efficiency can be given.
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Bedroom 1

3.94m x 3.54m (12' 11" x 11' 7") UPVC double glazed window to the side and radiator.

Bedroom 2

3.83m x 2.88m (12' 7" x 9' 5") UPVC double glazed window to the side and radiator.

Bedroom 3

3.54m x 2.09m (11' 7" x 6' 10") UPVC double glazed window to the side, radiator and wall mounted combination boiler.

Utility

3.89m x 2.22m (12' 9" x 7' 3") UPVC double glazed windows to the front and side, stainless steel sink & drainer unit, plumbing for washing machine and space for two fridge freezers.

Outside

The outside of the property features a large ample off road brick paved parking area, leading to the entrance door, a turfed lawn to the side and a patio seating area with brick built out house. The outside area is palisaded by a mixture of hedges and timber fencing with open access to road.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; The gas boiler is located in the third bedroom, it is two years old and was serviced in August 2025.