

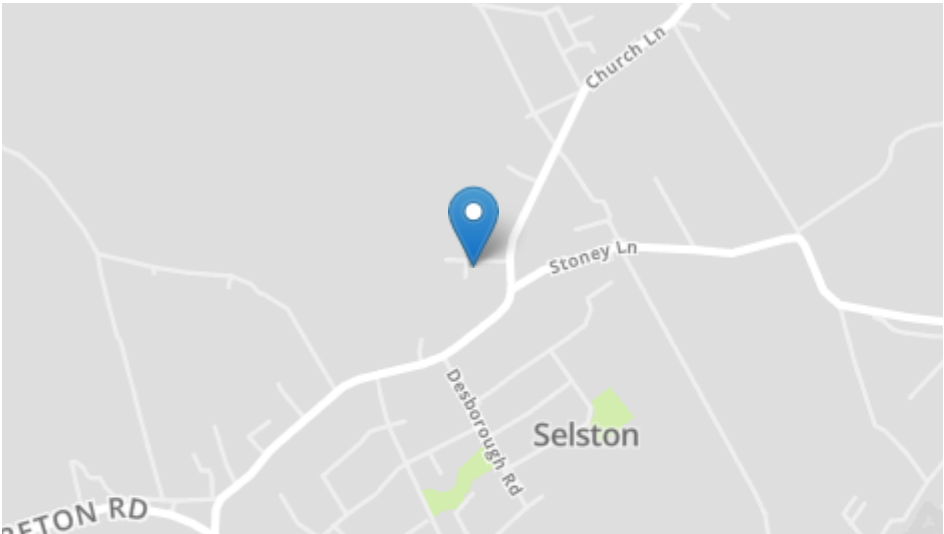
Church Lane, Selston, NG16 6FB

£490,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	59	79
(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		
		EU Directive 2002/91/EC



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 - 26081949

Our Seller says....

- Spacious Detached Cottage
- 4 Good Size Bedrooms
- En Suite & Family Bathroom
- 4 Reception Rooms
- Modern Fitted Kitchen
- Utility & Downstairs WC
- Large Driveway & Detached Garage
- Generous West Facing Rear Garden
- Character & Charm Throughout
- Beautifully Presented

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



*** CHARACTER & FUNCTIONALITY *** Every now and again we get invited to a property that is just special. Believed to date back to the 12th century, this spacious cottage boasts genuine character, but also great space inside & out. We are a little bit in awe, and you will be too! The plot is set back from the main road and when you reach the gravelled driveway, you will just want to stop and stare for a moment before you enter, as the kerb appeal is so good. The authentic stable entrance door ahead is just the start of the meticulous attention to detail which the current custodian has presented. To your right is a sizeable landscaped garden which has also been superbly maintained and just a sight to behold in the summer. Enjoying a high level of privacy and being west facing are additional bonuses of this beautiful space. The accommodation itself comprises in brief: entrance hall, lounge, kitchen, breakfast room, utility, wc, dining room, garden room, upstairs landing to the 4 good sized bedrooms (en suite & Juliet balcony to primary) and family bathroom with 4 piece suite. There are numerous exposed beams and rustic stonework as reminders of the building's history, yet also peace of mind, with the meticulous care of the current owner including a recent damp proof course as well as a recently refitted kitchen and all round excellent presentation. It is rare that such a historic building is so spacious and functional, so this is a rare chance for a family to make full use of what is a truly exceptional home. We are inviting viewings by appointment only, so call our Eastwood team now.

Ground Floor

Entrance Hall

Wooden entrance door to the front, doors to the lounge and dining room, stairs to the first floor.

Lounge

5.76m x 4.4m (18' 11" x 14' 5") Wooden double glazed window to the front and wooden French doors to the rear. Feature ceiling beams, 2 radiators and original stone feature fireplace with inset multi fuel burner. Doors to the dining room and kitchen.

Kitchen

3.76m x 2.39m (12' 4" x 7' 10") A range of matching wall & base units with granite worksurfaces incorporating an inset sink unit with worktop drainer grooves. Integrated appliances including twin electric oven, fridge freezer, washing machine, tumble dryer, dishwasher and induction hob with extractor over. Feature ceiling beams, York stone tiled floor, ceiling spotlights and radiator. Wooden double glazed window to the side, open to the breakfast room and utility.

Breakfast Room

3.37m x 3.27m (11' 1" x 10' 9") Wooden double glazed windows and French doors leading to the rear garden, York stone tiled floor, ceiling spotlights and radiator.

Utility

A range of matching wall & base units, York stone tiled floor and door to the WC.

WC

WC, vanity sink unit, heated towel rail and obscured wooden double glazed window to the side.

Dining Room

5.84m x 3.15m (19' 2" x 10' 4") Wooden double glazed windows to the front and rear, inglenook fireplace, 2 radiators, feature ceiling beams and original stone walls. Door to the garden room.

Garden Room

6.04m x 3.26m (19' 10" x 10' 8") Wooden double glazed windows to the side and rear, 2 radiators and laminate wood flooring. Feature ceiling beams and 2 wooden double glazed doors to the rear garden.

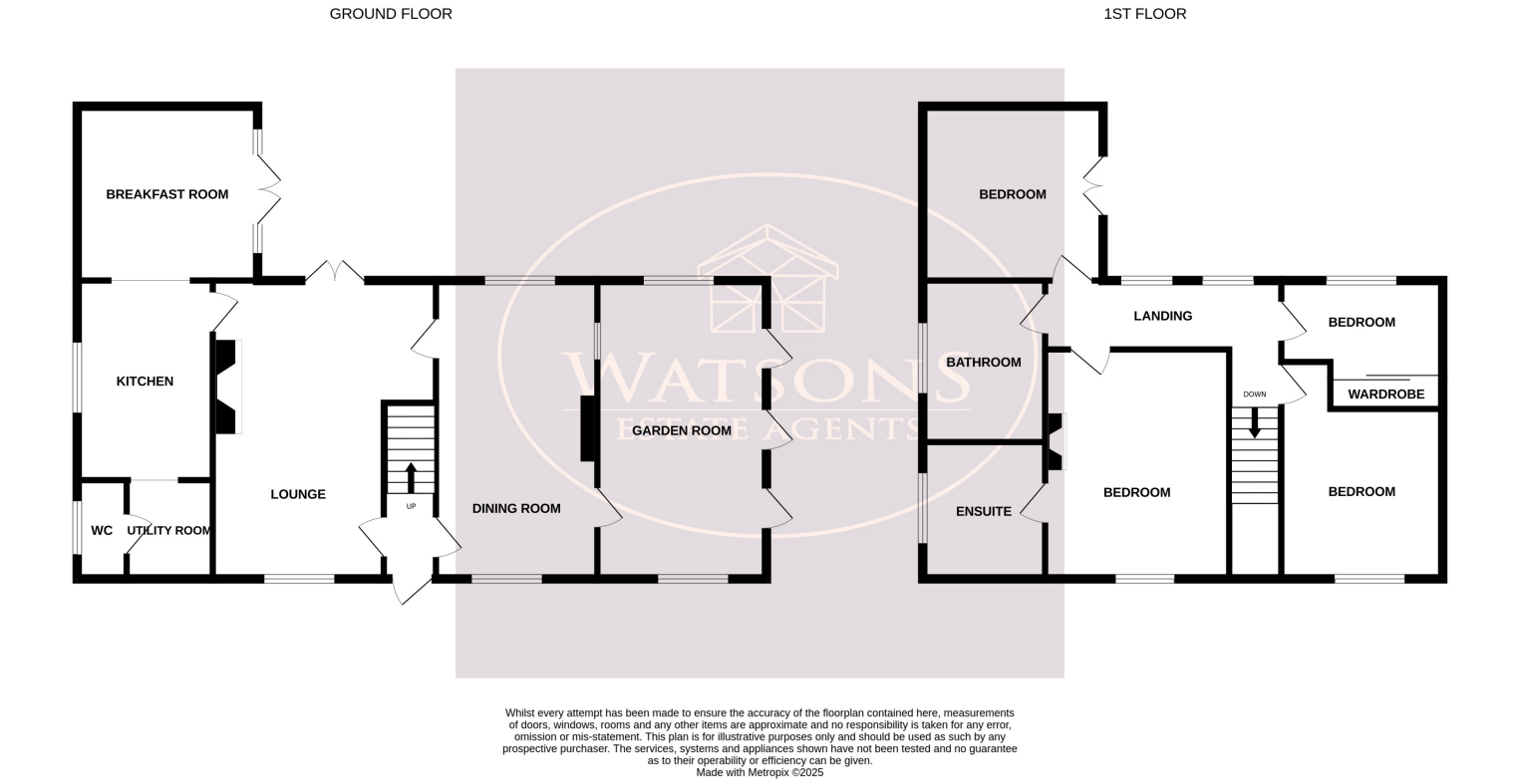
First Floor

Landing

2 wooden double glazed windows to the rear, radiator and feature ceiling beams. Doors to all bedrooms and the bathroom.

Bedroom 1

4.49m x 4.35m (14' 9" x 14' 3") Wooden double glazed window to the front, solid oak flooring, traditional fireplace and radiator, feature ceiling beams and door to the en suite.



En Suite

White 3 piece suite comprising concealed cistern wc, wall mounted sink unit and shower cubicle with mains fed dual rainfall shower. Heated towel rail, ceiling spotlights, partly tiled walls and tiled floor. Access to the attic and obscured wooden double glazed window to the side.

Bedroom 2

3.37m x 3.3m (11' 1" x 10' 10") Wooden double glazed French doors with Juliet balcony and radiator.

Bedroom 3

3.31m x 2.84m (10' 10" x 9' 4") Wooden double glazed window to the front, radiator, feature ceiling beams and original stone wall.

Bedroom 4

2.8m x 2.34m (9' 2" x 7' 8") Wooden double glazed window to the rear, feature ceiling beams, original stone wall and built in sliding door wardrobe.

Bathroom

White 4 piece suite comprising wc, wall mounted sink unit, panelled bath and shower cubicle with mains fed shower. Obscured wooden double glazed window to the side, heated towel rail, ceiling spotlights, extractor fan, partly tiled walls and tiled floor.

Outside

The property is enclosed by decorative stone wall, timber fencing and hedges to the perimeter with front access via wooden field gates. To the font of the property are decorative turfed lawn borders and large gravel driveway with ample space for multiple vehicles, leading alongside to the detached garage. To the side of the property is an enclosed paved patio courtyard, with hedged archway leading to the landscaped rear garden which comprises; brick paved path and patio areas, turfed lawn, flower bed borders with a range of mature plants, shrubs and trees.