



£260,000 Freehold

LEA LANE | SELSTON | NOTTINGHAM | NG16 6BY


BuckleyBrown
ESTATE AGENTS

CHARMING AND BEAUTIFUL!...Welcome to this charming three-bedroom semi-detached house, brimming with character and nestled on a private road in Selston, offering serene rural views. This home stands proudly and boasts a perfect blend of traditional features and modern fixtures.

Upon entering the ground floor, you are greeted by a cosy living room featuring a log burner and beautiful exposed ceiling beams, creating a warm and rustic feel. The spacious dining room, with its complementary flooring and neutral colour palette, provides an ideal setting for family meals and entertaining. French doors open out to the garden, seamlessly blending indoor and outdoor living. The kitchen is simply wonderful, fitted with stylish shaker-style cabinets, ample work surfaces, and a splash back, making meal preparation easy.

Moving to the first floor, you'll find three well-proportioned bedrooms, each welcoming and versatile, accommodating a variety of needs. Not to mention overlooking fields from all the windows, what's not to love? Completing this floor is a stylish family bathroom equipped with a modern three-piece suite.

Outside, the property boasts a driveway providing off-street parking and a well-maintained lawn. The rear garden is a true highlight, featuring a patio area perfect for alfresco dining, lawn, and a fence surround that ensures extra privacy. Don't miss the opportunity to make this charming property your own!





Living Room 12'4" x 12'2"
 With carpet to flooring, log burner, exposed ceiling beams, window to both the front and rear elevation.

Kitchen 8'11" x 12'2"
 Fitted with shaker style wall and base units, work surface, integrated oven, gas hob, splash back, extractor fan, tiled walls, inset sink with mixer tap above, plumbing for a dishwasher and downlights. There is a window to the front elevation.

Dining Room 13'9" x 12'2"
 With double windows and French doors leading outside.

Bedroom One 13'9" x 12'2"
 With a central heating radiator and dual aspect windows.

Bedroom Two 12'4" x 9'2"
 With a central heating radiator, fitted wardrobe and window to the front elevation.

Bedroom Three 9'1" x 9'2"
 With a central heating radiator, fitted wardrobe and window to the front elevation.

Bathroom 6'0" x 9'2"
 Complete with a panelled bath, low flush WC, pedestal sink, tiling,



chrome heated towel rail and an opaque window.

Outside
 With a driveway providing off-street parking and a maintained lawn. There is a garden to the rear elevation with a patio area, lawn and fence surround providing extra privacy.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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