



Offers Over £210,000 Freehold

14 LYND CLOSE | SELSTON | NOTTINGHAM | NG16 6RN

BuckleyBrown
ESTATE AGENTS

MOVE IN READY!! Welcome to this charming detached bungalow located in the picturesque Lynd Close, Selston, Nottingham. This delightful property boasts a wonderful layout and is finished to a spectacular standard throughout.

As you enter the bungalow you will find the living room, perfect for relaxing or entertaining guests and has the added luxury of patio doors leading out onto the enclosed rear garden. The kitchen is fitted with a range of modern matching units with complimentary work surface over, and space for appliances.

The bungalow hosts two bedrooms, which have been decorated in a neutral palette so they can be as versatile to the new owners needs. The property also features a modern shower room for convenience.

To the outside there is a block paved drive providing off street parking and a detached garage for additional storage. To the rear there is an enclosed garden with patio area to enjoy the summer months.

Don't miss out on the opportunity to make this lovely property your own!





Entrance Hall

Giving access too;

Living Room 10'3" x 17'11"

With laminate flooring, radiator and patio doors leading to the rear garden.

Kitchen 7'7" x 8'6"

Complete with a range of matching wall and base units with complimentary work surface over, inset sink with drainer and mixer tap over, tiled splash back, space for free standing oven and space for washing machine.

Bedroom One 10'3" x 12'3"

With laminate flooring radiator and window.

Bedroom Two 7'7" x 8'8"

With laminate flooring radiator and window.

Shower Room 5'4" x 7'3"

Complete with a low flush wc, vanity sink, walk in shower, tiled walls and floors.

Outside

To the front of the property there is a block paved driveway providing off street parking and a detached garage providing further storage. To the rear of the property there is an enclosed garden with patio area.







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. Specially 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			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(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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