



Mansfield Road  
Selston Nottingham





# Mansfield Road Selston Nottingham NG16 6BD

for sale guide price  
**£330,000**



## Property Description

AVAILABLE POST AUCTION - This six bedroom family home must be viewed to fully appreciate the size of accommodation on offer. The property offers entrance porch, hallway, downstairs wc, spacious kitchen diner, utility room, generous lounge diner, separate dining room/study and ground floor bedroom with en-suite bathroom. On the first floor there are five double bedrooms, two with en-suite bathrooms plus a family bathroom with four piece suite.

Outside the property has off road parking for several vehicles along with double garage and enclosed rear garden.

Call 0115 968 0528 to view

## Porch

Tiled flooring, large UPVC Windows to side elevation leading to front door.

## Entrance Hall

Tiled flooring, Radiator and Internal access to Garage.

## Dining Room

16' 9" x 11' 2" ( 5.11m x 3.40m )  
Tiled flooring, UPVC window to front elevation and radiator.

## Lounge

23' 8" x 17' 5" ( 7.21m x 5.31m )  
Entrance through double doors, Carpeted throughout, UPVC Double Glazed windows to the rear elevation, radiators and French doors leading out to the garden.

## Kitchen

20' 9" x 14' 8" ( 6.32m x 4.47m )  
Spacious Kitchen with Island and Sink units incorporated storage and seating. Gas hobs with space for American style fridge freezer, UPVC window to Side Elevation. To the rear elevation are French doors leading to the garden. Tiled Flooring and access to Utility room.

## Utility

6' 9" x 6' 2" ( 2.06m x 1.88m )  
Sink, connections for Appliances, Combi Boiler and Door to side Elevation leading to side path to garden or front of the property.

## Downstairs W.C

Downstairs Toilet with Tiled flooring.

## Bedroom 3

16' 1" x 11' 5" ( 4.90m x 3.48m )  
Large double bedroom, UPVC Window to front elevation, radiator and door into en-suite

## En Suite

Having a four piece suite comprising of panelled bath, low level WC, shower cubicle and pedestal wash hand basin with tiled floor

## Landing

## Bedroom 1

18' 6" x 15' ( 5.64m x 4.57m )  
Large Double Bedroom, Fitted wardrobe space, UPVC Window to front elevation, radiator and door into en-suite

## En Suite

Having a three piece suite comprising of bath with overhead shower, low level WC and pedestal wash hand basin with tiled flooring,

## Bedroom 2

16' 1" x 14' 2" ( 4.90m x 4.32m )

Large Double Bedroom, Two UPVC Windows to front elevation, radiators and wooden flooring.

## En-Suite

Having a four piece suite comprising of bath, shower cubicle, low level WC and pedestal wash hand basin, window to the rear elevation and tiled flooring,

## Bedroom 4

17' x 12' 9" ( 5.18m x 3.89m )

Spacious Room, UPVC Window to rear elevation

## Bedroom 5

20' x 16' 10" ( 6.10m x 5.13m )

Spacious Room, UPVC Window to rear elevation radiator.

## Bedroom 6

14' x 10' ( 4.27m x 3.05m )

Spacious Room, UPVC Window to rear elevation radiator

## Bathroom

Fitted with a W.C, wash hand basin, bath Separate Shower, towel radiator, Tiled flooring and window to the Side elevation.

## Front

Mature Shrubs around the edges and large Block Paved Driveway capable to fit numerous cars comfortably.

## Rear

Secured large rear garden which Consists of Mainly Lawn with mature shrubs around the edges and includes a Decking and pebbled areas.

## Garage

Internal Double Garage with Power and lighting, Concrete Floor and door access to Property on side Elevation.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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