

CHARLES
NEWTON & CO

ESTATE AGENTS & SOLICITORS



35 Mansfield Road
Selston Nottingham NG16 6EE

£300,000



35 Mansfield Road

Selston Nottingham NG16 6EE

Three spacious three bedroom detached family home with large rear garden & off road parking. Inside the boasts, kitchen, lounge & separate dining room, upstairs are three good size bedrooms & a family bathroom.

Selston is a well-sought after area with excellent transport links to the M1 Jct 27 being just over a mile away along with other local major road networks. Hucknall Tram & Kirkby's Rail Stations are easily accessible along with bus routes & amenities. Holly Hill Primary & Nursery School is just 0.27 of a mile away & Selston High School being just under a mile away.

Situated in a desirable location, this house offers a perfect blend of tranquillity and accessibility. Whether you're looking for a peaceful retreat or a place to call home close to amenities, this property ticks all the boxes.

Don't miss out on the opportunity to make this delightful house your own. Contact us today to arrange a viewing and take the first step towards owning your dream home in Selston.





Entrance Hall

Double glazed door to the front elevation, stairs to first floor, doors off, radiator & vinyl flooring.

Side Lobby

Double glazed door to the side elevation, storage cupboard with double glazed window, radiator & vinyl flooring.



Lounge

14'10" x 12'0" (4.52m x 3.66m)

Double glazed bay window to the front elevation, double glazed side window, wooden fire surround with marble hearth housing electric fire, coving to ceiling, picture rail, radiator & fitted carpet.

Dining Room

12'0" x 10'7" (3.66m x 3.23m)

Double glazed window to the side elevation, double glazed door & side windows to the rear elevation, fireplace with tiled hearth, coving to ceiling, radiator & fitted carpet.



Kitchen

14'9" x 7'9" (4.50m x 2.36m)

Double glazed window to the side & rear elevation, range of wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, splash back tiling, space for freestanding cooker with extractor over, space for fridge/freezer, space for washing machine, radiator & vinyl flooring.





First Floor Landing

Carpeted staircase with double glazed window to the side elevation, doors off, picture rail & fitted carpet.

Bedroom One

11'11" x 8'11" (3.63m x 2.72m)

Double glazed windows to the front & side elevation, fitted wardrobe, picture rail, radiator & fitted carpet.



Bedroom Two

10'11" x 10'1" (3.33m x 3.07m)

Double glazed window to the rear elevation, storage cupboard, picture rail, radiator & fitted carpet.

Bedroom Three

9'3" x 7'6" (2.82m x 2.29m)

Double glazed window to the rear elevation, picture rail, radiator & fitted carpet.



Bathroom

6'10" x 6'4" (2.08m x 1.93m)

Frosted double glazed window to the rear elevation, panelled bath with shower over, low flush WC, pedestal wash hand basin, storage cupboard housing Baxi boiler, loft hatch, heated towel rail, fully tiled walls & floor.



Rear Garden

Large rear garden with Paved patio seating area, vast lawn to rear and side, array of mature trees give privacy, shed, fence & hedge boundary & gate to side.

Front Garden

Driveway parking, lawn & fence boundary.

Floor Plan



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD
Tel: 01773 535535 Email: property@charlesnewton.co.uk www.charlesnewton.co.uk

Area Map



Energy Efficiency Graph

