



Park Lane
Selston Nottingham



Park Lane Selston Nottingham NG16 6JG

for sale guide price
£280,000



Property Description

GUIDE PRICE £280,000-£290,000 A spacious four bedroom detached family home in the popular area of Selston. Park Lane is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links including the M1. In brief the accommodation comprises of an entrance hallway, lounge, separate dining room, fitted kitchen and a ground floor wc. To the first floor are four well proportioned bedrooms and a fitted family bathroom. The property is both double glazed and gas centrally heated. Outside the property benefits from a driveway providing off road parking and leading to the detached garage. This property must be viewed to be fully appreciated.

Entrance Hallway

Accessed via UPVC door to the front leading into the hallway with stairs to the first floor, understairs storage cupboard and door off to:-

Lounge

15' 7" x 11' 8" (4.75m x 3.56m)
having double glazed bow window to the front elevation, carpet flooring, a radiator, coving to the ceiling, feature fireplace and double doors opening to the kitchen/ diner.

Kitchen/ Diner

18' x 15' 1" (5.49m x 4.60m)
Having wall and base units with work surfaces over and matching upstands, stainless steel sink, induction hob with extractor over, integrated electric double oven, central island with integrated wine cooler, integrated fridge freezer, ceiling lights and spot lights, a radiator, vinyl flooring, double glazed window to the rear elevation and sliding patio doors leading into the conservatory.

Conservatory

11' 6" x 9' 3" (3.51m x 2.82m)
Being of UPVC and brick construction with windows to the side and rear elevations, 'warmer roof' fitted, double glazed french doors to the side leading to the rear garden, spot lights to the ceiling and laminate flooring.

W.C

Having double glazed window to the side elevation, low level W.C and wash hand basin.



First Floor

Bedroom One

13' 5" x 8' 7" (4.09m x 2.62m)

Having double glazed bow window to the front elevation, a radiator, carpet flooring and fitted wardrobes and cupboards.

Bedroom Two

13' 3" x 8' 7" (4.04m x 2.62m)

Having double glazed window to the rear elevation, a radiator and carpet flooring.

Bedroom Three

9' 2" x 8' 1" (2.79m x 2.46m)

Having double glazed window to the rear elevation and a radiator.

Bedroom Four

9' 2" x 6' 3" (2.79m x 1.91m)

Having double glazed window to the front elevation and a radiator.

Bathroom

Having a three piece white suite comprising of a bath and vanity unit with W.C and wash hand basin, fully tiled walls and flooring, heated towel rail and double glazed obscured window to the side elevation.

Front

To the front of the property is a paved driveway providing off road parking with a laid lawn area, access to the garage, gated side access to the rear and steps down to the entrance door.

Rear

To the rear the garden is mainly laid to lawn with a paved patio area and mature border.

Garage

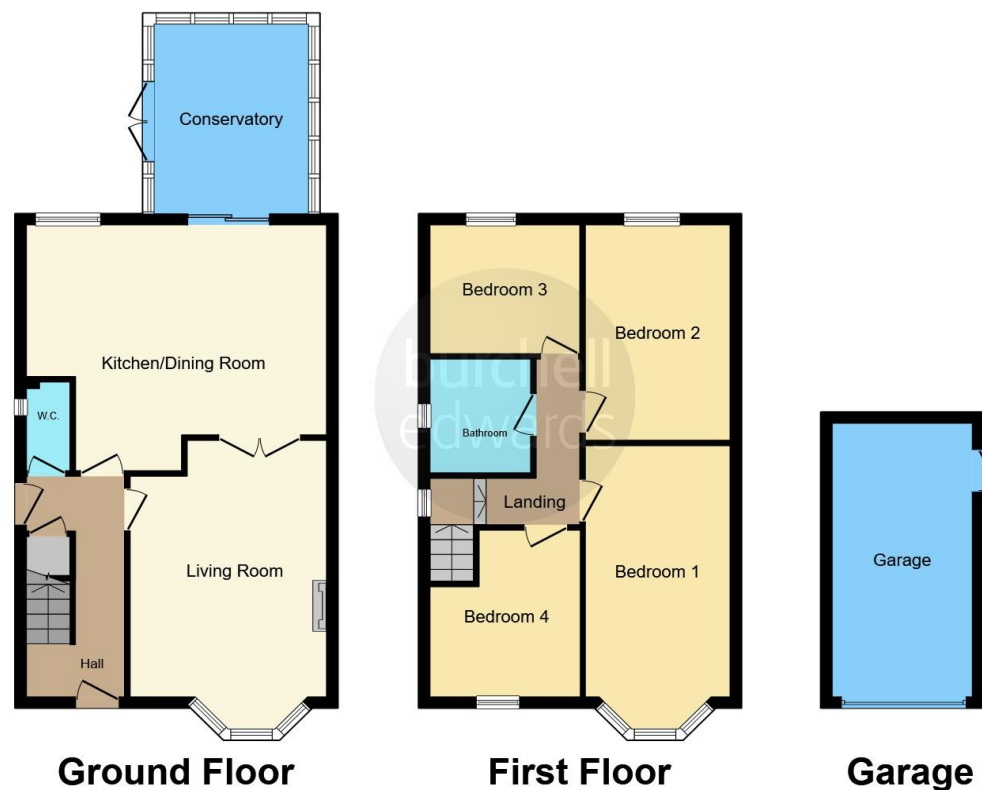
16' 8" x 8' 4" (5.08m x 2.54m)

Having an up and over door with light and power.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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