



Church Lane  
Selston Nottingham

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# Church Lane Selston Nottingham NG16 6FB

for sale guide price  
**£350,000**



## Property Description

\*\*\*GUIDE PRICE £350,000-£375,000\*\*\*

Burchell Edwards are pleased to present this recently renovated three bedroom detached bungalow in the ever so popular location of Selston. Church lane is in close proximity to a wide variety of shops, schools, bus routes, major road links and country side walks. The property briefly comprises of an entrance hallway, Fitted kitchen, lounge to the front with feature bay window, three piece family bathroom suite and three fantastically proportioned bedrooms. To the outside boasts a gated front with double bay windows, off road parking and garage attached to the right hand elevation with bushed frontage to the left side of the gates and side access to the rear. With the private rear garden containing secure boundaries mature shrubs turf and great place for friends and family. This property has been renovated with a lot of thought to detail whilst complimenting the character features along with being modernised for everyday living and the level of quality through out has been kept high.

Viewings are essential to fully appreciate what the accommodation has to offer.

## Entrance Hall

Accessed through the new front door, allowing access to all areas of the property including loft access via a loft ladder, radiator and Karndean flooring finished in herringbone with boards.

## Loft Space

The loft is accessed from the entrance hallway via a loft ladder with a light and window already up there and chimney stacks and provides ample space for additional storage or even the potential to get more living space to suit the needs of the family.

## Lounge

11' 11" Max x 11' 11" plus bay ( 3.63m Max x 3.63m plus bay )

Accessed off hallway the lounge sits on the right hand elevation with a feature bay window to the front elevation, carpet flooring, neutral walls and a radiator.

## Kitchen

16' 4" Max x 9' 3" max ( 4.98m Max x 2.82m max )

The kitchen is situated to the rear elevation with a variety of wall and base units with custom made granite work tops over with sink and drainer cut in, integrated oven and hobs with extractor over, integrated dishwasher, plumbing for washing machine, integrated fridge/freezer, window to the rear elevation overlooking the garden and shrubs, radiator and Karndean flooring finished in herringbone with boards.

### Bedroom One

11' 10" max x 11' 11" plus bay ( 3.61m max x 3.63m plus bay )

Situated to the front elevation with feature bay window , radiator and carpet flooring.

### Bedroom Two

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

Situated to the left hand elevation with window to the left hand elevation , radiator and carpet flooring.

### Bedroom Three

7' 10" max x 7' 10" max ( 2.39m max x 2.39m max )

Situated to the rear elevation with radiator carpet flooring window to the rear elevation and access to a separate room that could be utilised as a home office play room or even an extra snug.

### Family Bathroom

This three piece family suite comprises of a bath with shower over , low level W/C, wash hand basin with taps over , towel rail , window to the right hand elevation and is fully tiled.

### Front

The property stands proud behind the large drive way with mature hedge row and gates , allowing access to the garage and side access to the rear along with a small turfed area allowing extra space for parking should you need or want it.

Additionally to the side of the property there is a small hatch allowing access to the original coal storage underneath the property.

### Rear

The rear of the property is fully secured with mature bushed boundaries to the left hand elevation and fencing to the rear and right hand elevation mainly laid to lawn but also boasts a raised patio area off the rear door with central steps leading to the lower patio area and the lawn.

Additionally there is also an outside toilet with the boiler housed there and additional storage cupboard.

### Agent Note

Boarded loft space with sky lights suitable for many uses.















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**EPC Rating: D**

**Tenure: Freehold**

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**Property Ref: EWD206672 - 0009**