



Manitoba Way  
Selston NOTTINGHAM





### Property Description

A very well presented THREE bedroom detached bungalow situated in the popular residential location of Selston. Manitoba Way is ideally located just a short distance from a wide range of local amenities including shops, schools, bus routes and major road links. The bungalow is set back from the road with a great sized driveway to the front and direct access to the garage. In brief the internal accommodation comprises of; kitchen which is situated to the front with a range of fitted units leading to the generous open plan lounge/diner. The two double bedrooms are well proportioned and the bathroom is fitted with a bath and matching suite. There is also a conservatory overlooking the garden. The rear garden is stunning; offering good space with a patio area and is presented beautifully with mature shrubs, trees and flowers.. Viewing comes highly recommended on the property offered with no upward chain.

### Kitchen

Fitted with wall and base units incorporating a composite sink and drainer with mixer tap, complementary tiled splashbacks, integrated electric oven and grill, gas hob, cooker hood extractor fan, plumbing for washing machine, tiled flooring, radiator and UPVC double glazed window to the front elevation and door to the side.

### Lounge

UPVC double glazed patio doors to the front elevation and window to the side, electric feature fireplace, carpet flooring and radiator.

### Centre Hallway

Carpet flooring, radiator, loft access and access to;

### Bedroom One

UPVC double glazed window to the rear elevation, fitted wardrobes, carpet flooring and radiator.

### Bedroom Two

UPVC double glazed window to the rear elevation, carpet flooring and radiator. Access to conservatory.

### Bedroom Three

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

### Conservatory

UPVC constructed with double glazed windows, French patio doors to the rear elevation, carpet flooring and radiator.

### Family Bathroom

Fitted with a W.C, wash hand basin, bath shower cubicle, tiled splashbacks, tiled flooring and radiator.



## Front

The property is set back from the road with a driveway providing off road parking with direct access to the garage.

## Rear

The rear garden is mainly laid to lawn with a patio area and is fully enclosed with a fenced boundary.

## Garage

Up and over door, power and lighting.









**Total floor area 107.1 m<sup>2</sup> (1,153 sq.ft.) approx**

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
 NOTTINGHAM NG16 3GD

EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

**[check out more properties at burchelledwards.co.uk](http://check.burchelledwards.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EWD207399 - 0002