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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Church Lane, Selston, Nottingham, Nottinghamshire , NG16 6FD **£350,000**



FEATURES:

- THREE BEDROOMS
- DETACHED BUNGALOW
- GOOD SIZED PLOT
- OFF STREET PARKING AND GARAGE
- GENEROUS GARDENS TO FRONT SIDE AND REAR
- NO UPWARD CHAIN
- LARGE CONSERVATORY WITH INSULATED SOLID ROOF
- MUST BE VIEWED
- GREAT LOCATION
- CLOSE TO BUS ROUTES

COUNCIL TAX BAND: C EPC RATING: C

Entrance Hallway
Doors all rooms, radiator, solid wood flooring.

Lounge
3.75 m x 3.92 m (12'4" x 12'10")
UPVC window to front aspect, radiator, tv point.

Bedroom One
3.75 m x 3.92 m (12'4" x 12'10")
UPVC window looking into conservatory, fitted wardrobes, drawers, radiator.

Bedroom Two
3.89 m x 3.35 m (12'9" x 11'0")
UPVC window to front aspect, radiator, tv point.

Bathroom
UPVC window to side, three piece suite comprising of panelled bath with shower above, WC and pedestal hand wash basin, part tiled walls, radiator.

Kitchen
3.76 m x 3.72 m (12'4" x 12'2")
UPVC Window to side aspect,

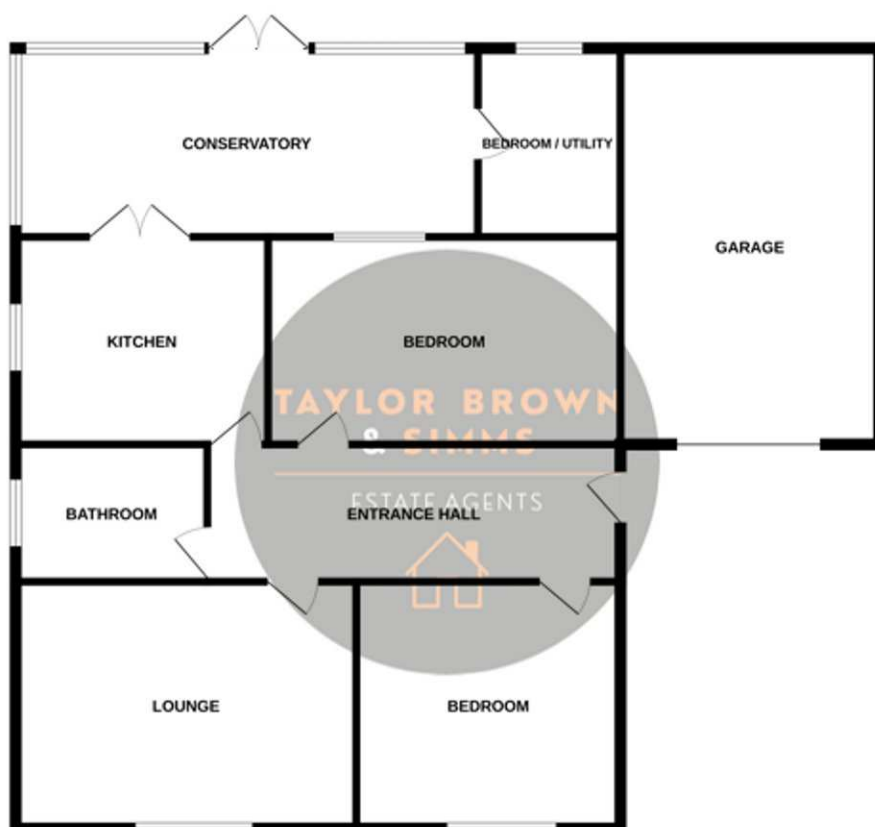
french doors leading to conservatory, fitted base and wall units with work top, cooker, plumbing for washing machine, space for tall fridge freezer, solid wood flooring, plumbing for dishwasher.

Conservatory
7.23 m x 3.54 m (23'9" x 11'7")
UPVC Windows to rear aspect, UPVC french doors to rear aspect, insulated solid roof, door to utility / bedroom.

Utility / Possible Bedroom Three
2.53 m x 2.89 m (8'4" x 9'6")
UPVC Window to rear aspect, fitted base units, radiator.

Outside
To the front of the property is a good sized driveway leading to a single garage. Mature shrubs and borders.
To the rear of the property is a good sized garden with large lawned area, beautiful mature shrubs and borders, greenhouse and two wooden garden sheds.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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