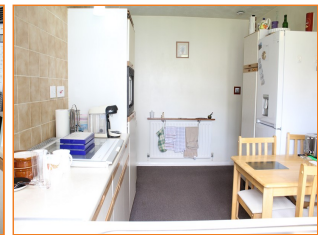


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Home Farm Court, Selston £309,950

- 2/3 BEDROOM DETACHED BUNGALOW
- STUNNING VIEWS
- EXCLUSIVE LOCATION
- NO UPWARD CHAIN
- VIEWING ABSOLUTELY ESSENTIAL
- ENERGY RATING D



Green & May Ltd, Registered Office: 11 High Street, Alferton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to offer to the market this delightful detached bungalow being situated within this non estate sought after location with amazing views. Internally the accommodation comprises: Entrance porch, entrance hall, lounge with feature fireplace, conservatory, dining room/bedroom three, two further bedrooms, fitted kitchen and a wet room. The property is situated on a generous plot with mature gardens and a driveway which provides access to the garage. The property is being sold with no upward chain and we strongly recommend viewing as soon as possible to avoid disappointment.

Within Selston there is a range of local facilities to include a supermarket, chemist, medical centre, post office, places of worship, fast food outlets, public house and a range of schooling. The M1 may be accessed at junction 27 which provides transport links to the surrounding commercial centres of Leicester, Nottingham, Derby, Mansfield and Chesterfield.

Accommodation

Entrance Porch

With double glazed door and window to the front and tiled floor.

Entrance Hall

With central heating radiator and access to the loft space.



Lounge (14' 06" x 12' 01") or (4.42m x 3.68m)

This is a delightful lounge with a double glazed window to the front elevation, feature Adams style fire place with coal effect fire, TV aerial connection point, two wall lights, coving to the ceiling and central heating radiator.



Fitted Dining Kitchen (14' 03" x 8' 10") or (4.34m x 2.69m)

With a range of wall and base units which incorporate drawers, contrasting rolled edged counter tops, complementary tiling to the walls, one and a quarter stainless steel sink unit with mixer tap, appliance space, gas cooker point with extractor fan over, central heating radiator, TV aerial connection point, double glazed window and door to the garage.



Rear Lobby

With window and door to the rear garden, plumbing for automatic washing and appliance spaces.



Master Bedroom (12' 02" x 11' 01") or (3.71m x 3.38m)

With double glazed window to the front elevation, TV aerial connection point and central heating radiator.



Bedroom 2 (11' 01" x 8' 05") or (3.38m x 2.57m)

With TV aerial connection point, central heating radiator and double glazed window to the rear elevation.



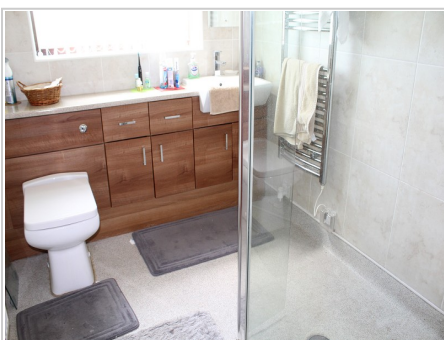
Dining Room / Bedroom 3 (11' 02" x 8' 07") or (3.40m x 2.62m)

With double glazed French doors to the conservatory and central heating radiator.



Conservatory (10' 10" x 7' 06") or (3.30m x 2.29m)

With double glazed windows and French doors opening onto the rear garden, TV aerial connection point and laminate floor.



Wet Room

This is a lovely well designed wet room with easy access shower area with non slip flooring, low level WC with concealed cistern, wash hand basin with useful cupboard and drawers below, complementary tiling to the walls, chrome heated towel rail, extractor fan and double glazed window to the side elevation.

Garage (17' 10" x 7' 11" Max) or (5.44m x 2.41m Max)

With roller shutter door, light and power



Outside

To the front of the property there is a block paved driveway with slated area to one side and shrubbery to the other side. Moving to the rear garden there is a lawn and mature shrubbery. There are amazing far reaching field views to the side.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

Tenure

We are informed that the tenure is Freehold

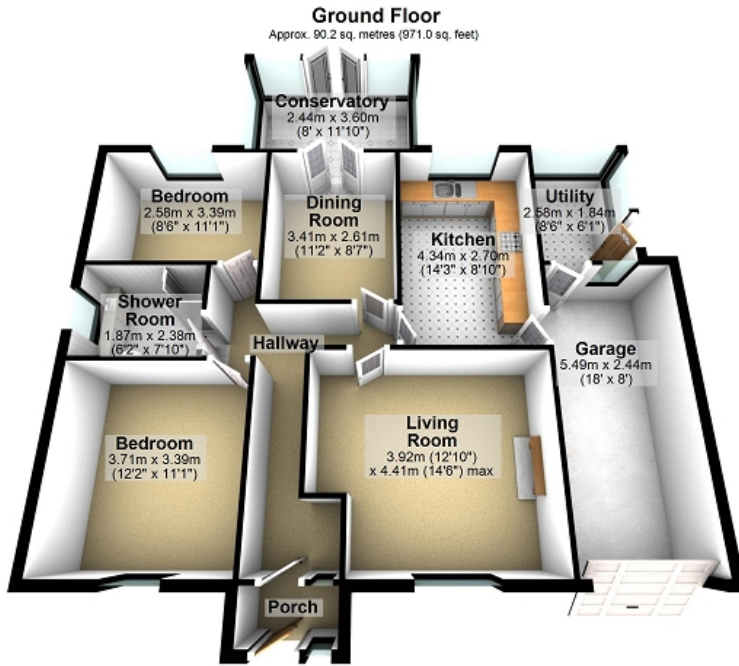
Council Tax

Band C

Directions

For Satellite Navigation the Post Code is NG16 6DY






Total area: approx. 90.2 sq. metres (971.0 sq. feet)

Disclaimer: Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.