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Church Lane, Selston, £320,000

- DETACHED BUNGALOW
- AMAZING VIEWS
- TWO BEDROOMS
- 28FT X 12 LOUNGE/DINING ROOM
- NO UPWARD CHAIN
- ENERGY RATING D



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

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Green & May are highly delighted to offer to the market this spacious detached bungalow which is situated on a generous plot in this sought after non estate position. The property is being sold with no upward chain and we would strongly recommend viewing as soon as possible to avoid disappointment. Briefly the accommodation comprises: Entrance hall, 28ft x 12 ft splint lounge/dining room with the focal point being the feature fireplace with coal effect fire. The fitted kitchen has a range of wall and base units and built in eye level oven and grill. There are two bedrooms and a bathroom, rear , hall and lobby and a garage with study area behind. The property has a driveway which provides off road car parking and access to the single garage. To the rear there is an enclosed garden with amazing views over the countryside beyond. Within Selston there is a local supermarket, medical centre, chemist, post office, places of worship, fast food outlets, public house and a range of schooling. The M1 may be accessed a junction 27 providing access to the surrounding commercial centres of Leicester, Nottingham, Derby, Mansfield and Chesterfield.

Accommodation

Entrance Hall

With double glazed entrance door, coving to the ceiling and access to loft space



Fitted Kitchen (9' 07" x 8' 10") or (2.92m x 2.69m)

With a range of white wall and base units, drawers, rolled edge counter tops, breakfast bar and complementary tiling to the walls> There is an eye level oven and grill, four ring electric hob with extractor over, inset double drainer stainless steel sink unit with mixer tap, appliance space and double glazed window.



Lounge / Dining room (28' 01" x 12' 0" Max) or (8.56m x 3.66m Max)

This a spacious, light and airy split level lounge/dining room with double glazed bow window to the front elevation, TV aerial connection point, two central heating radiators and double glazed French doors opening onto the rear garden. The focal point to the room is the feature fireplace with coal effect fire and marble effect hearth and backing.

Rear Lobby

With double glazed door to the rear elevation, built in cupboard housing the gas central boiler. Lying just off the rear lobby is a guest WC with low level WC and wash hand basin.



Bedroom 1 (11' 11" x 11' 09") or (3.63m x 3.58m)

With double glazed window to the rear elevation and central heating radiator.



Bedroom 2 (11' 07" x 8' 04") or (3.53m x 2.54m)

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



Bathroom

With white corner bath with shower over, low level WC, pedestal wash hand basin, complementary tiling to the walls, central heating radiator, extractor fan and double glazed window to the rear elevation.

Study (9' 02" x 8' 07") or (2.79m x 2.62m)

With double glazed window to the rear and central heating radiator.

Garage (19' 04" x 9' 01" Max) or (5.89m x 2.77m Max)

With up and over door, light, power and double glazed window to the side elevation.



Outside

The bungalow is situated on a generous plot and has amazing views over fields. To the rear there is a paved patio area and a substantial lawn with well established shrubs. The front of the property has a five bar wooden gate with brick pillars which opening onto the driveway with a lawn to one side. The driveway provides off road car parking and leads in turn to the single garage. There is a brick wall with wooden gate which gives access to the enclosed garden to the rear.

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:61

Tenure

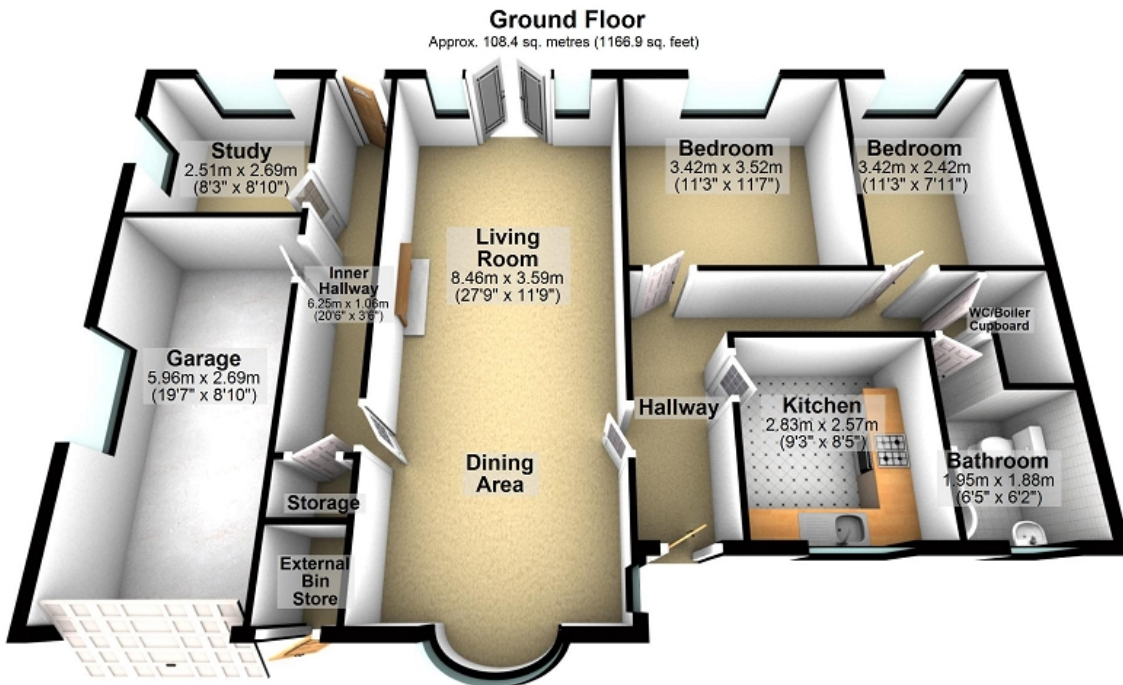
We are informed that the tenure is Freehold

Council Tax

Band D

Directions


For Satellite Navigation the Post Code is NG16 6EW



Total area: approx. 108.4 sq. metres (1166.9 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 |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.