



Lindley Street  
Selston Nottingham





## Property Description

We are delighted to offer this beautifully presented three-bedroom semi-detached home, ideally situated in the popular village of Selston. Lindley Street provides excellent access to a wide range of local amenities including shops, schools, bus routes and convenient road links.

The accommodation briefly comprises a welcoming front lounge, a separate dining room and a modern fitted kitchen with access to the rear garden. To the first floor are two well-proportioned bedrooms and a family bathroom, with a further staircase leading to the main bedroom on the second floor. The property benefits from UPVC double glazing and gas central heating throughout.

Externally, the home boasts an enclosed rear garden offering generous outdoor space along with ample storage options.

An early viewing is highly recommended to fully appreciate everything this lovely property has to offer.

## Ground Floor

### Lounge

Situated to the front of the property, the large open lounge has a large UPVC double glazed window and UPVC door to the front elevation, a feature fireplace, radiator and laminate flooring.

### Dining Room

Situated to the rear elevation and accessed from the rear garden or the kitchen the dining room has French doors into the garden, radiator and tiled flooring.

### Kitchen

The kitchen is the heart of the property situated between the lounge and the dining room, with fitted wall and base units and counter tops over, fitted oven with gas hob and extractor fan over, sink and drainer unit, an island with storage one side and breakfast bar the other, radiator and tiled flooring.

### Utility

Situated under the stairs with vinyl flooring plumbing for washing machine and wall mounted boiler and frosted UPVC double glazed window.

## First Floor

### First Floor Landing

Laid to carpet with access to all areas of the first floor and door to the main bedroom in the loft.

### Bedroom Two

Situated to the front elevation with large UPVC double glazed window, radiator, and carpet flooring.

### Bedroom Three

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

## Bathroom

The family bathroom is situated to the rear elevation and comprises of a low-level W/C, wash hand basin with mixer taps over, a panelled fronted bath and a shower cubicle, double glazed window and vinyl flooring.

## Third Floor

### Bedroom One

Situated in the loft room this double bedroom comprises of laminate flooring a skylight window and UPVC double glazed window along with a mounted storage heater,

## Externals

### Front Elevation

The property sits back from the road behind a boundary wall and a secure side gate allowing access down the side of the property to the rear.

### Rear Elevation

The rear of the property is split into two sections, a hard standing section with coal houses and storage sheds with power and one that has been split into a sitting area.

Further down through a secured gate is a lawned and decking area with summer house again with power and lighting, secured fenced boundaries and not overlooked allowing the perfect place to spend the warmer months.









Total floor area 110.7 m<sup>2</sup> (1,192 sq.ft.) approx

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