

## Stoney Lane, Selston



**£279,950**

**Three bedroom detached house**

- ✓ 3 bedrooms, 1 with ensuite
- ✓ Stunning original features
- ✓ Two spacious receptions
- ✓ 1<sup>st</sup> Floor family bathroom
- ✓ Balcony with views
- ✓ Driveway & garage parking
- ✓ Garden with raised patio
- ✓ Energy rating D



## Property Description

This gorgeous family home retains many original features married perfectly with the more modern, featuring spacious rooms, plenty of storage, a master bedroom with ensuite, a balcony, driveway & garage parking and stunning views.

### GROUND FLOOR

#### Entrance Hall

A set of double white UPVC doors open into a small porch, which in turn leads onto the entrance hall through a wood and glass front door. Decorated neutrally with stunning original Minton tiled flooring, the entrance hall provides access to the utility room (containing plumbing for a washing machine and dryer, a counter and the combi boiler plus plenty of storage space), the good size under stairs storage cupboard, the lounge, dining room and kitchen.

#### Lounge

11'11" x 11'11" (3.65m x 3.64m)

A white UPVC double glazed bay window lights the spacious lounge, decorated in warm red and cream with carpeted flooring. The space features a wooden fireplace fitted with a gas fire, power points, a radiator and a ceiling light.

#### Dining Room

11'1" x 10'5" (3.39m x 3.19m)

The second of two spacious reception rooms, looking to the rear and side through white UPVC double glazed windows. Decorated neutrally with original red tiled flooring, the space features power points, a radiator and a ceiling light.

#### Breakfast Kitchen

11'10" x 10'2" (3.36m x 3.10m)

White UPVC double glazed windows look to the rear and side, lighting the spacious breakfast kitchen. Decorated neutrally with warm toned splashback tiles and tiled flooring, the kitchen is fitted with a range of woodgrain cupboards topped with grey surfaces and a stainless-steel sink and drainer, plus an integral electric oven, gas hob and extractor fan, a breakfast bar, power points, a radiator and a ceiling light. A wooden half glazed door opens onto the garden room.

#### Utility Room

Lit by a charming white uPVC double glazed round window to the side, the utility room is equipped with base units, work surface, a stainless steel sink unit, plumbing for an automatic washing machine and space for an appliance such as a tumble drier. There is also a wall mounted Baxi combi boiler, ceiling light, and power points. A wooden door opens to the hallway.

#### Downstairs W.C

This handy convenience is situated under the stairs with a low flush WC. There is also a ceiling light, and the consumer unit. A white wooden door opens to a sheltered walkway at the side of the property.

#### Garden Room

A cosy space with white wooden double glazed windows looking onto the rear garden, with carpeted flooring and a wooden door onto the rear patio.

## FIRST FLOOR

### Stairs & Landing

A set of wooden carpeted stairs leads up to the first-floor landing, decorated in cream with carpeted flooring. A white UPVC double glazed window looks to the side of the property, while original wooden doors open onto all first-floor rooms.

### Master Bedroom & Ensuite

11'11" x 11'11" (3.65m x 3.65m)

A white UPVC double glazed window looks over the front of the property, lighting the spacious master bedroom. Decorated in cream with carpeted flooring, power points, a radiator and a ceiling light, the space also features an ensuite bathroom measuring 7' x 6'6" (2.15m x 2.03m), which is fitted with a corner shower cubicle, handwash basin in a marble topped vanity unit and a low flush WC.

### Second Bedroom

11' x 10'2" (3.36m x 3.10m)

A stunning bedroom with white UPVC double glazed windows covering two walls, made to overlook the beautiful fields to the rear. Decorated in cream with carpeted flooring, the space features power points, a radiator and a ceiling light. A white UPVC door opens out onto the balcony, a gorgeous feature perfect for chairs and potted plants.

### Third Bedroom

11' x 7'8" (3.38m x 2.37m)

A white UPVC double glazed window looks out over the rear garden and fields, lighting the third and final bedroom. Decorated in cream with original wooden flooring, the space features media connections, power points, a radiator and a ceiling light.

### Bathroom

7'10" x 7'5" (2.39m x 2.28m)

A good size family bathroom, looking out to the side of the property through a white UPVC double glazed window. Decorated in white with white tiled splashbacks and carpeted flooring, the four piece suite comprises of a shower cubicle, panel bath, pedestal handwash basin and a low flush WC, plus a ceiling light and radiator.

## EXTERIOR

### Garage & Frontage

A capacious brick block driveway providing comfortable parking for three cars leads up onto the property, with an easy to maintain gravel bed to one side. Slightly further down Stoney Lane lies the garage with its own separate driveway, providing parking for additional vehicles.

### Rear Garden

A lovely private garden with stunning views of the fields beyond from the raised paved patio directly outside the house. From here a set of paved steps lead down onto the good size lawn, soil bed currently used as a vegetable patch and a mature apple tree, then on to a further gravelled area and shed.

**Additional information**

- Freehold
- Baxi combi boiler

**1991 Property Misdescriptions Act:**

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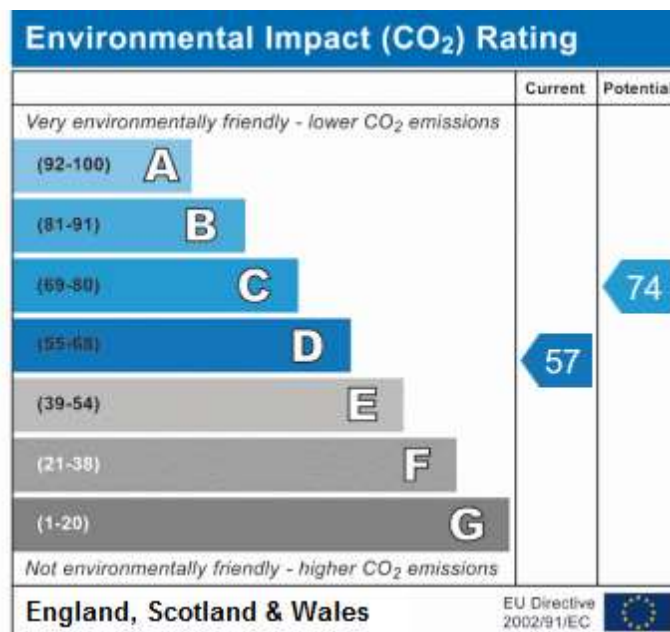
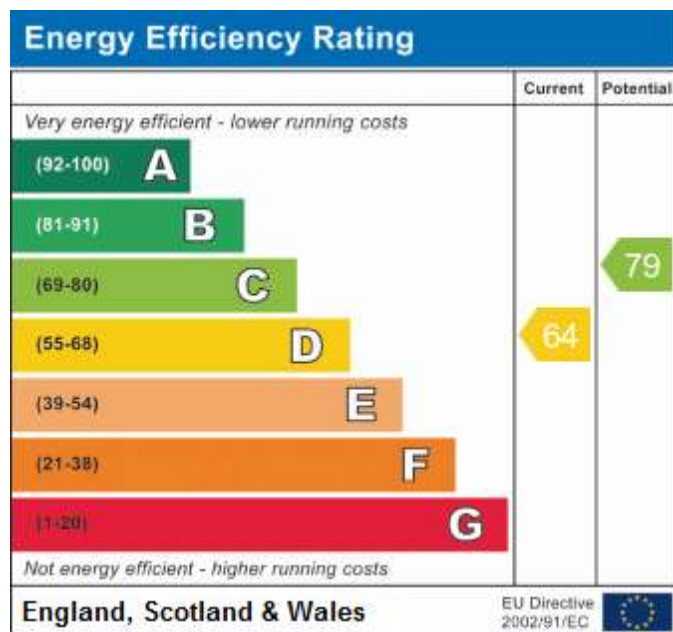
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## Additional Photographs



## EPCs



## Location

Located in a desirable spot of Selston, located just off the popular Church Lane, the property is within a few minutes' drive of the bustling high street, with a good supermarket, primary school, well regarded secondary school, GP surgery, parks and more, plus a reliable bus route into Alferton and Nottingham. For commuters, the property offers good links to the M1 and A38, plus the Alferton and Langley Mill railway both within twenty minutes.

## Contact Us

To arrange a viewing or to discuss any aspect of the property market, please contact us as follows:

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