

# SUPERIOR HOMES

## ROYSTON & LUND





# 55 Selby Lane

| NG12 5AQ

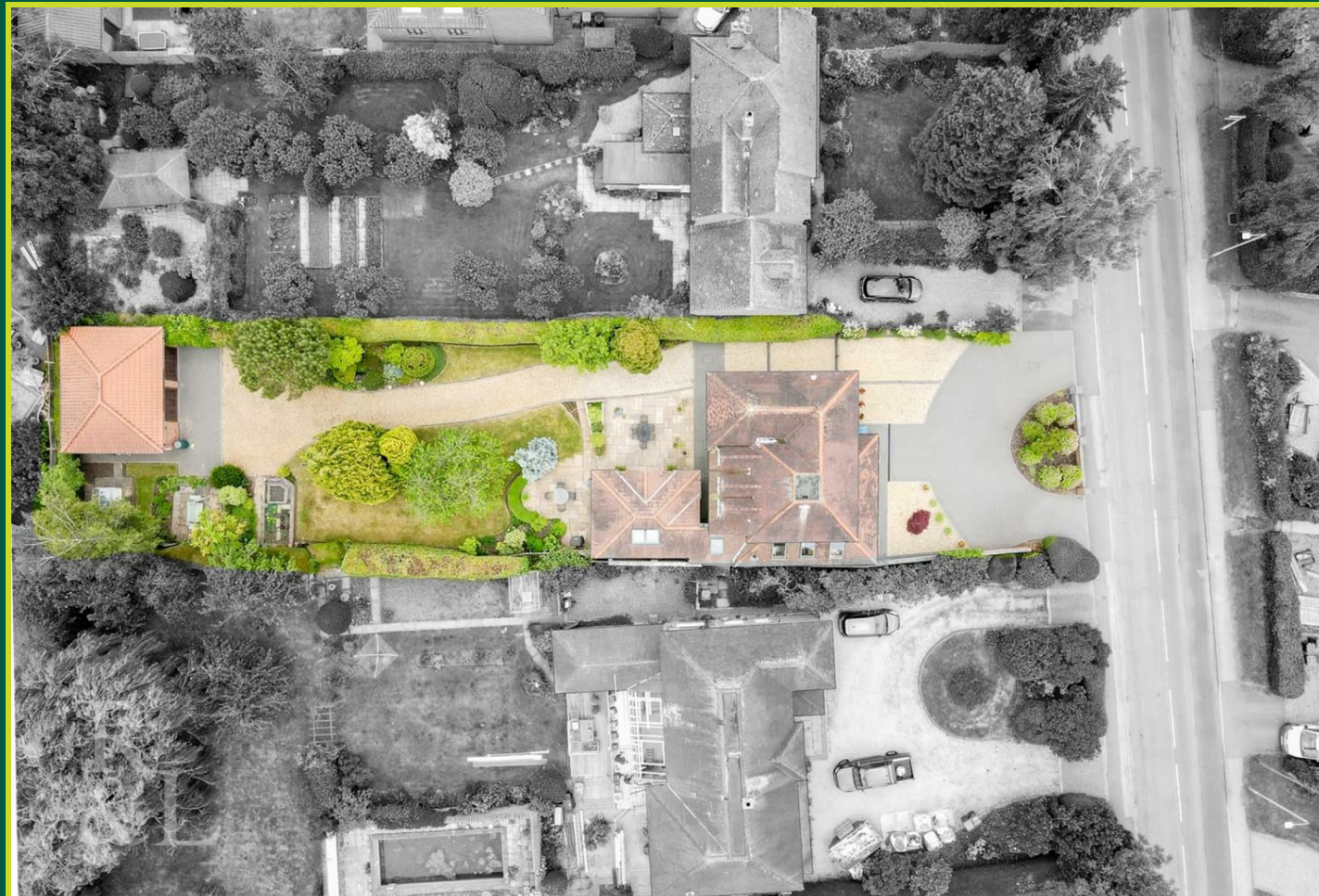
£775,000

Royston and Lund are delighted to bring to the market this detached, extended four bedroom property located on a generous plot of circa 1/4 of an acre situated on one of Rushcliffe's most sought after roads.

The internal accommodation comprises a welcoming entrance hallway off which there is a full length, triple aspect reception room with windows to the front, side and rear elevations, a separate dual aspect dining room/second reception room with a window to the front elevation and internal side elevation allowing borrowed light in from the utility area with a serving hatch opening to the kitchen/breakfast room. The kitchen benefits from an integrated gas hob with extractor hood over and fully tiled splashback, an eye-level double oven and a sink with plumbing in place for a free-standing American style fridge/freezer and washing machine with a range of base and eye-level mounted units.

Off the kitchen/breakfast room is a utility area benefitting from three skylights and external doors to the front and side elevations which has plumbing in place for a free-standing washing machine, a range of useful storage cupboards and a Belfast sink. Off the utility area is a downstairs shower room comprising a W/C, wash hand basin and corner shower unit. To the rear is a gorgeous sun room which features French Doors with glazed side panels to the rear elevation, French Doors with glazed side panels and a glazed Apex to the side elevation with additional sky lights allowing natural light to flood in.

To the first floor, a generous landing leads to a master bedroom complete with fitted wardrobes and a vanity unit with integrated sink. Three further well proportioned bedrooms and a three piece family bathroom comprising a w/c, sink and bath with shower over with the added benefits of floor-to-ceiling tiling complete the first floor.







- Detached, Extended Family Home
- 1/4 Acre Plot
- Three Reception Rooms
- Utility Area + Downstairs Shower Room
- Four Bedrooms
- In-and-Out Block Paved Driveway
- Detached Double Garage w/Electric Up-and-Over Doors
- Sought After Road
- EPC Rating: D
- Council Tax Band: G - Freehold

















A generous in-and-out block paved driveway to the front provides ample off-street parking the driveway then continues down to the side of the property to the bottom of the rear garden where there is a larger than average double garage which has electric up-and-over doors with a side pedestrian door with the added benefit of power and lighting plus a sink and electric heater.

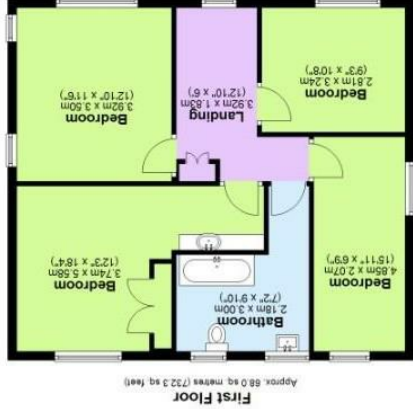
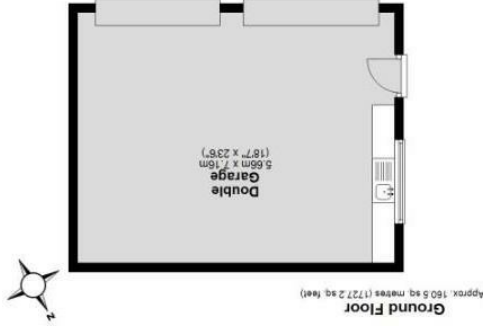
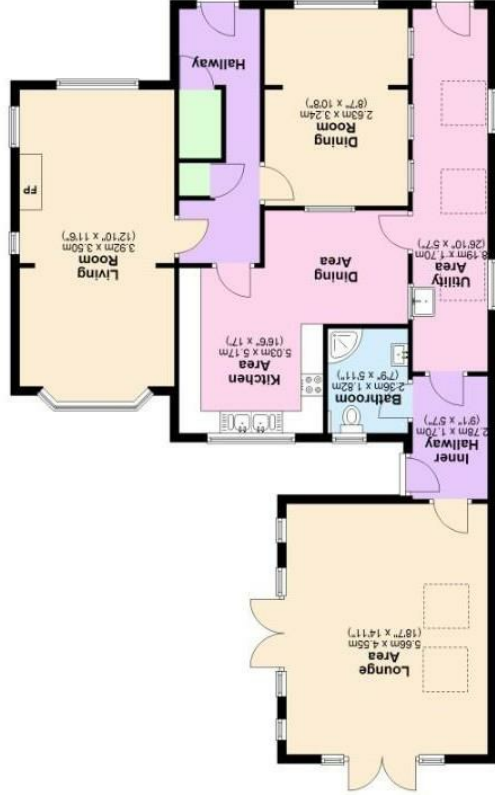
To the rear a beautifully maintained garden features a large patio area with a generous lawned area complimented by a range of mature trees, shrubs and bushes with a pond, greenhouse and raised beds.

Selby Lane is ideally located on the edge of the village of Keyworth within close proximity of a wide range of local amenities including Primary Schools, a Secondary School, the doctors, dentist, shops, takeaways and village pubs. A regular bus service runs through to West Bridgford and Nottingham City Centre with the A46, A60 and A606 all easily accessible.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 228.5 sq. metres (2459.5 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	
Potential	Current	Potential	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions		Very energy efficient - lower running costs	
(92 plus)	A	(81-91)	B
(69-80)	C	(55-68)	D
(39-54)	E	(21-38)	F
(1-20)	G	(1-20)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions		Not energy efficient - higher running costs	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

EPC

