



40 Nottingham Road

Keyworth | NG12 5GT | £350,000

ROYSTON  
& LUND



- Four Well Proportioned Bedrooms
- Ample Off Street Parking
- Utility Room And Downstairs WC
- Close By To Numerous Amenities
- EPC Rating - D
- Open Plan Feel
- Integrated Kitchen Appliances
- Ensuite Shower Room
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - C







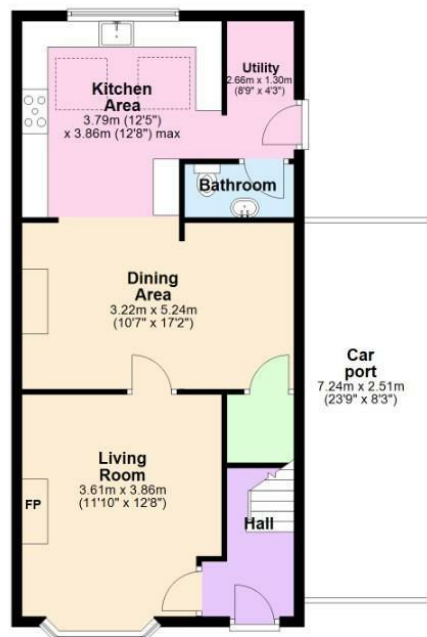
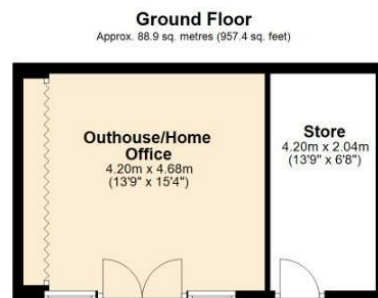
Royston and Lund are delighted to bring to the market this four bedroom semi detached property located in Keyworth. Situated close by to numerous amenities such as local pubs, shops and excellent transport links via a regular bus service as well as being in the catchment area for well regarded schools, this property would be a great fit for a growing family.

Interior accommodation comprises of a generous size living room with a front aspect bay window letting in lots of natural light, pieced together with a log burner for those winter months. The dining room is a good size, more than enough room to entertain family and friends which leads through into an extended kitchen and breakfast room with integrated appliances such as a impressive range master oven with hob and extractor fan along with built in dishwasher and stylish Belfast sink. Furthermore the kitchen is ample in size and benefits from double velux windows flooding the room with natural light. Just off from the kitchen is the utility room and downstairs WC which in turn grants access to the rear garden via a side door.

To the first floor there are three well proportioned double bedrooms and a further good sized single bedroom. The main bedroom benefitting from an ensuite shower room. All bedrooms have further access to a three piece bathroom consisting of a bath with shower overhead, along with a wash basin and WC.

Facing the property there is ample off street parking via double tandem driveway leading down to a carport. To the rear of the property there is a neatly kept garden with seating areas and patio space along with lawn and flower beds which is enclosed by fenced borders. To the rear of the back garden there is a outhouse/office space with ample room for storage, which can be used for the buyers discretion.





Total area: approx. 147.3 sq. metres (1585.1 sq. feet)



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

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.

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