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&L

3 Lowlands Drive

Keyworth | NG12 5HG | Offers In Excess Of £350,000

ROYSTON  
& LUND

- Detached
- Family home
- Four bedrooms
- Driveway, carport and garage
- Lounge & Conservatory
- Generous rear garden
- Close to local amenities
- Freehold
- EPC rating D
- Council tax band D





Royston and Lund are pleased to market this spacious four bedroom family home in Keyworth. The property benefits from ample off street parking with a driveway, car port and a detached garage. The property is also situated within easy reach of the local amenities in the village centre and has good transport links.



Entering through the porch and into the hallway that benefits from built in storage and a WC, we have access into the lounge, kitchen and stairs to the first floor. The lounge benefits from a feature fireplace and has access into the conservatory at the rear that runs the width of the property. The kitchen benefits from an integrated oven and hob with further space for freestanding appliances. To the first floor there are four bedrooms and a bathroom consisting of a bath with shower overhead and a separate WC.

To the front of the property there is a landscaped garden with pond and a driveway. To the rear there is a spacious landscaped garden with a driveway leading towards a detached garage at the end of the garden.



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

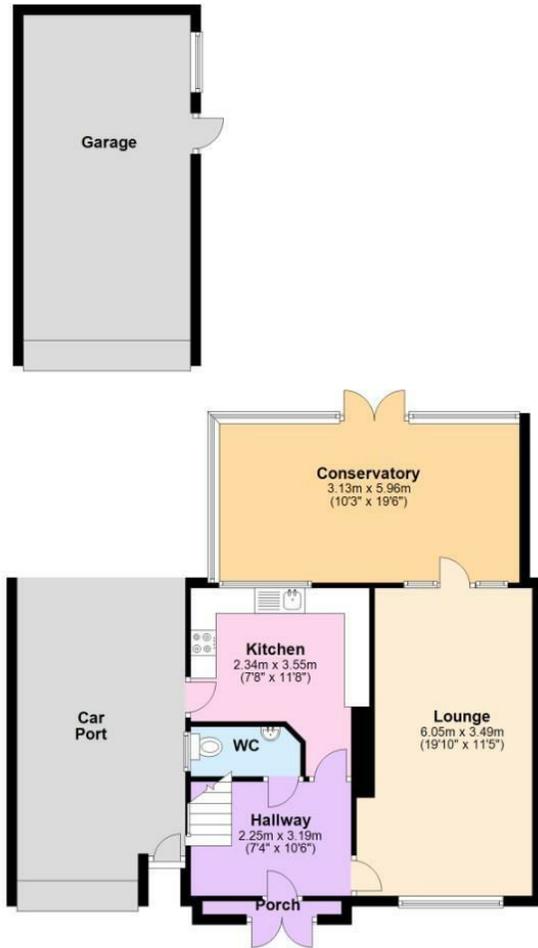
England & Wales EU Directive 2002/91/EC

#### 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

**Ground Floor**  
Approx. 102.6 sq. metres (1104.7 sq. feet)



**First Floor**  
Approx. 52.7 sq. metres (567.5 sq. feet)



Total area: approx. 155.3 sq. metres (1672.1 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON & LUND**