

# SUPERIOR HOMES

# ROYSTON & LUND



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# 23 Selby Lane

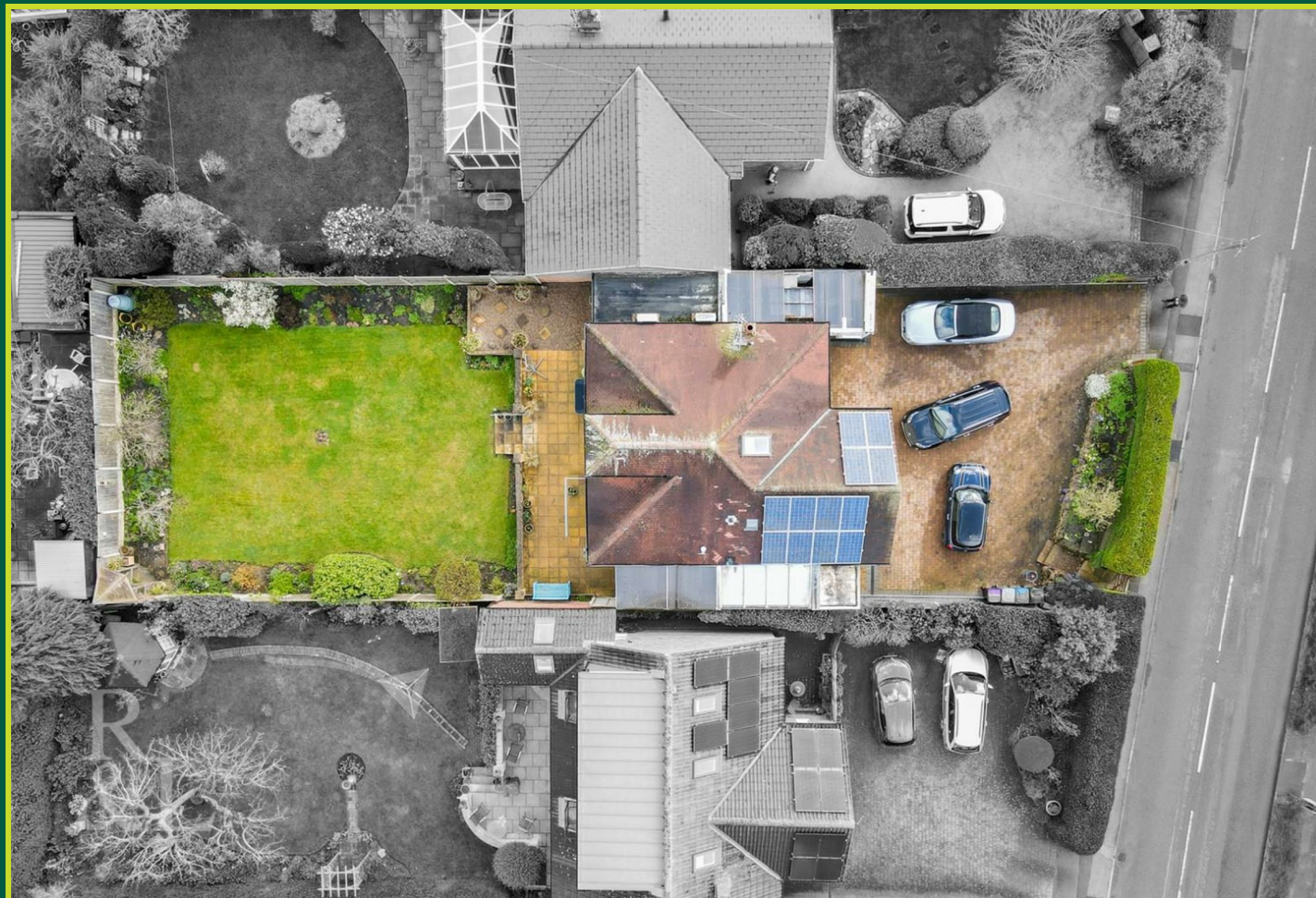
Keyworth | NG12 5AL

£385,000

Royston and Lund are delighted to bring to the market this three bedroom detached bungalow positioned on the ever desirable Selby Lane in Keyworth. Situated close by to numerous amenities that Keyworth has to offer from local shops, pubs and cafes. Not to mention excellent transport links to the surrounding villages and into the City Centre. This property would be a great fit for a growing family or for those wanting to downsize.

Interior accommodation comprises of an entrance hall that leads into the main reception room, kitchen dining room, both double bedrooms and bathroom along with WC/cloakroom and stairs leading to the loft room. The living room is a generous size and benefits from a front aspect window flooding the space with natural light pieced together with a bricked fireplace. The kitchen dining room is ample in size and benefits from high quality base and wall units housing top of the range integrated appliances from a range style Belling oven along with a gas hob and extractor hood along with tiled floor and underfloor heating which leads into the adjoining dining room overlooking the front aspect. Off from the kitchen is the utility and store room which grants access to the front and rear garden which showcases plenty of space for white goods such as a freestanding fridge freezer washer dryer.

Three double bedrooms are spacious. The master bedroom benefitting from built in cupboards and over bed storage space and bedroom two displaying a barn style door allowing access into the rear garden. The attic has been converted which is a third bedroom featuring skylight and ample eaves storage space. All bedrooms share a modern tiled four piece suite bathroom consisting of a bath with separate walk in shower along with a wash basin and WC.

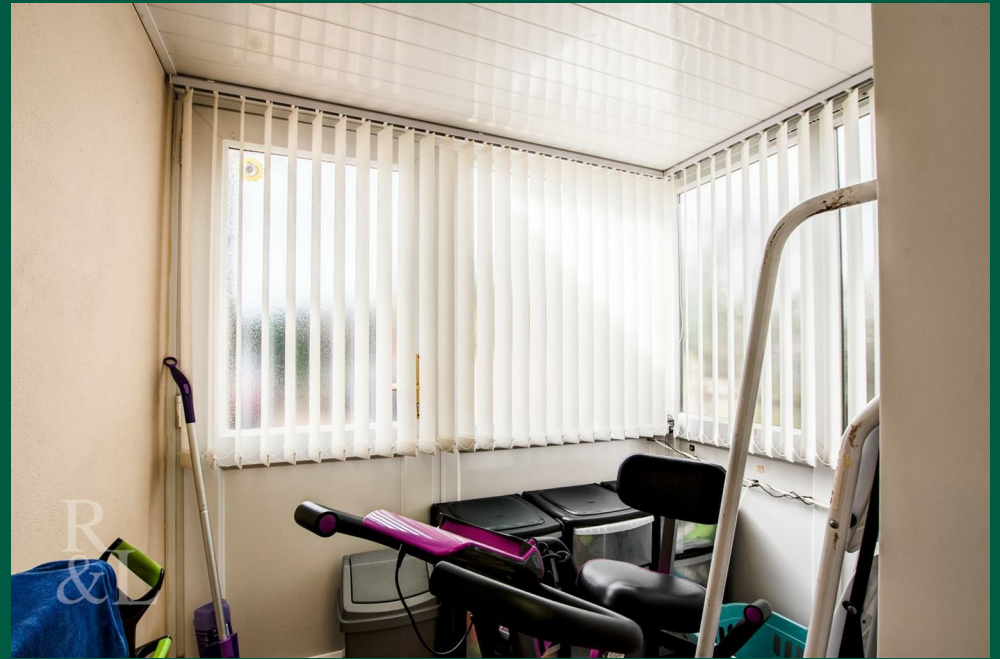
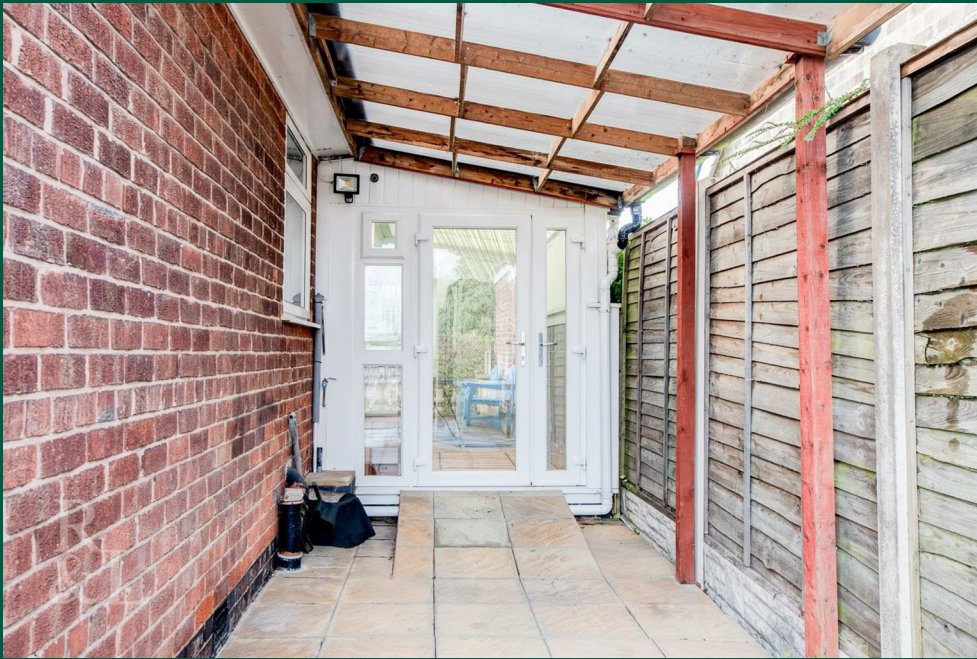




- Three Bedroom Detached Bungalow
- Well Presented Throughout
- Ample Off Street Parking
- Under Floor Heating
- Solar Panels
- Close By To Numerous Amenities
- Excellent Transport Links
- Viewing Highly Recommended
- EPC Rating - C
- Freehold - Council Tax Band - C

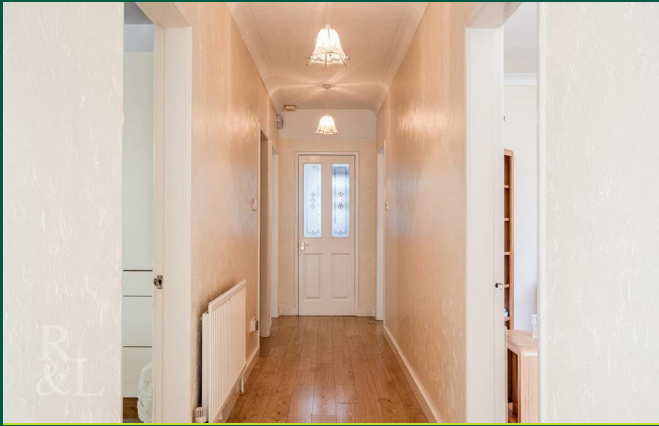








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Facing the property there is off street parking for several vehicles via a spacious double driveway and a double tandem garage which can provide additional storage. To the rear of the property there is a patio area to start, demonstrating plenty of space for outdoor seating or alfresco dining for the summer months. The patio steps down onto a well maintained lawned garden which is aligned with flower beds containing mature shrubbery and flowers. To the left hand side there is a cozy wooden seated suntrap. The garden itself is surrounding with fenced boundaries.



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.

Total area: approx. 142.9 sq. metres (1538.5 sq. feet)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Potential	Current	Potential	Current
	75		81

EPC

