



92 Fairway

Keyworth | NG12 5DU | £350,000

ROYSTON  
& LUND

- Five Bedroom Semi Detached Family Home
- Immaculately Presented Throughout With High Quality Fixtures And Fittings
- Top Of The Range Integrated Kitchen Appliances
- Large French Doors To The Rear Aspect Opening Into The Rear Garden
- Ample Off Street Parking To The Front Via a Double Driveway And Single Integral Garage
- Spacious Bedrooms And A Modern Fitted Three Piece Bathroom
- Patioed And Lawned Rear Garden
- Close By To Numerous Amenities And Excellent Transport Links
- Catchment Area For Well Regarded Schools
- EPC Rating - E // Freehold Council Tax Band - C





Royston and Lund are delighted to bring to the market this immaculately presented five bedroom semi detached family home located in Keyworth. Situated on the Fairway being close by to numerous amenities such as pubs, local shops and cafes. Not to mention Keyworth having numerous well regarded primary schools and secondary school along with excellent transport links into the surrounding villages and the City Centre. This property would be a great fit for a growing family.

Ground floor accommodation comprises an initial porch upon entry which leads into the main reception room which is beautifully presented which a large window to the front elevation flooding the space with natural light, pieced together with a stylish fireplace and staircase to the first floor consisting of floor to ceiling bannister and stepped lighting. Off from the living room is the extended kitchen dining room which boasts high quality base and wall units and integrated appliances such as an eye level oven, grill and microwave, hob and extractor hood, along with built in dishwasher and fridge freezer. The adjoined dining area has more than enough room for the family and guests and features large French doors leading to the rear garden. The ground floor is completed with under stair storage and door leading to the integral garage.

To the first floor there are five well proportioned double bedrooms with bedroom four benefitting from storage space. All bedrooms share a modern tiled and fitted three piece suite 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 a recently refurbished tarmaced driveway and an electric roller door single garage.

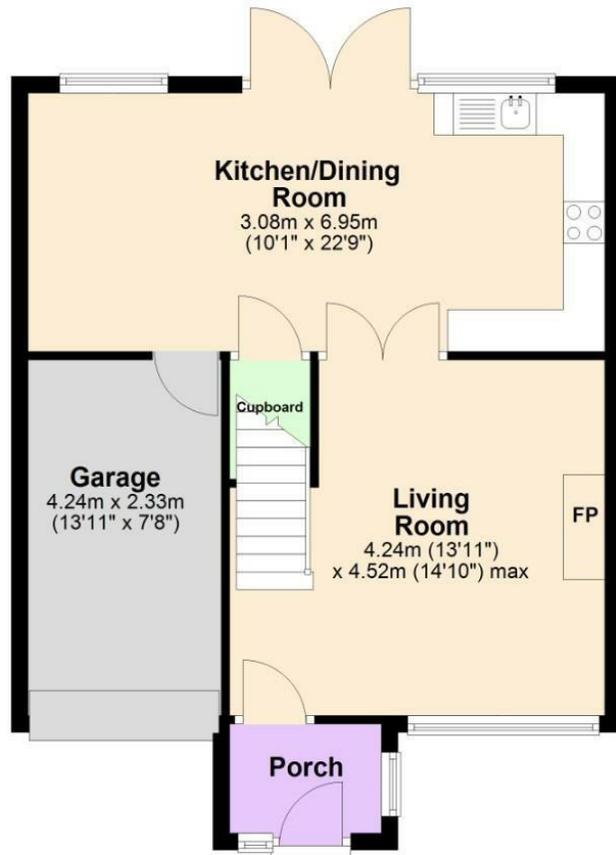
To the rear there is a patio area for summer seating which steps up onto a lawn which is aligned with flower bedding and enclosed with fenced borders.





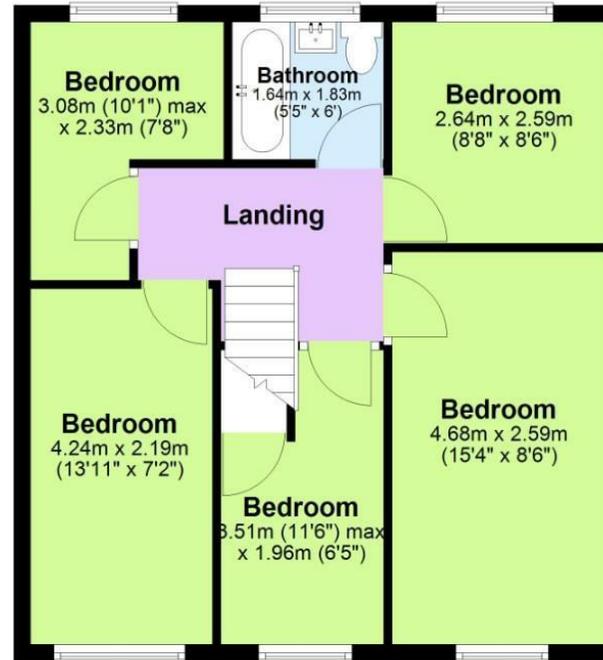
### Ground Floor

Approx. 54.1 sq. metres (582.5 sq. feet)



### First Floor

Approx. 51.6 sq. metres (554.9 sq. feet)



Total area: approx. 105.7 sq. metres (1137.4 sq. feet)

### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</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		

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