



43 Mount Pleasant

Keyworth | NG12 5EP | Offers Around £340,000

ROYSTON  
& LUND



- Detached Bungalow
- Detached Garage
- Close To Local Amenities
- Excellent Transport Links
- EPC Rating - D
- Two Bedrooms
- In-and-Out Driveway
- No Onward Chain
- Immaculate South Facing Garden
- Freehold - Council Tax Band - C







Royston and Lund are proud to bring to the market this bright and airy detached, two-bedroom bungalow benefitting a gorgeous south facing garden and from off-street parking via and in-and-out driveway plus a detached garage.

Internal accommodation comprises an entrance hallway which gives access to a generous master bedroom, a second double bedroom, a four piece bathroom comprising a w/c, wash hand basin, bath and separate double shower. A kitchen/breakfast room benefits from a range of integrated appliances including an eye-level oven and a hob with extractor hood with space for free-standing appliances such as a fridge and freezer and plumbing in place for a dishwasher and washing machine.

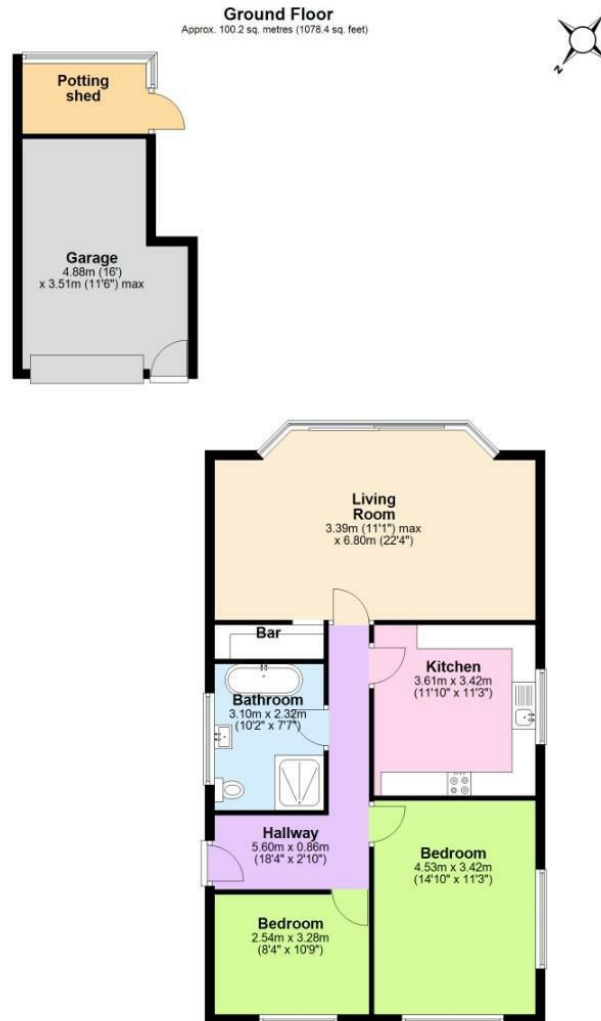
A beautiful reception room spans the full width of the rear of the property has floor-to-ceiling triple windows including a sliding door to the rear garden and benefits from a feature fireplace with a built-in bar.

The rear garden boasts a southerly aspect and comprises a full width patio which has steps leading up to a generous lawned area complimented by some glorious mature flower beds, a pond and a selection of shrubs and trees.

Tucked behind the garage there is a brick built potting shed/green house/storage room.

Mount Pleasant is a quiet side street within close proximity to a range of local amenities including shops, doctors, dentists and pubs and is ideally located for easy access to the A606, A60, A46 and A52.

Offered to the market with no onward chain.



Total area: approx. 100.2 sq. metres (1078.4 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.



## 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>59</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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON  
& LUND**