

SUPERIOR HOMES

ROYSTON & LUND



22 Blind Lane

Keyworth | NG12 5GH

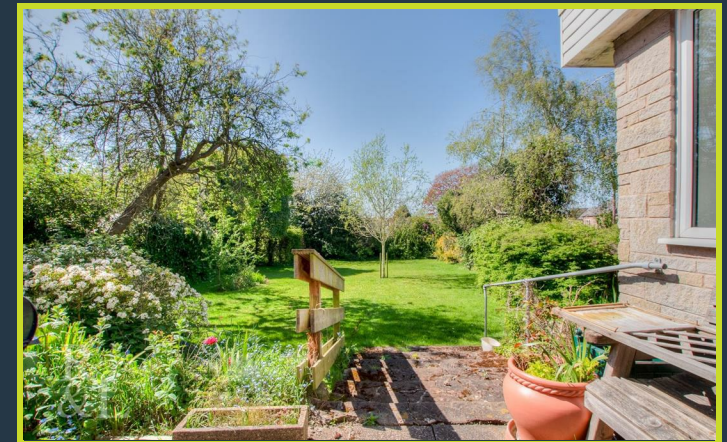
£425,000

Royston and Lund are delighted to bring to the market this four-bedroom detached property, located in Keyworth. Situated down a quiet road, yet within a stone's throw of local shops, bakeries, and cafés, the property also falls within the catchment area for well-regarded schools and benefits from excellent transport links to surrounding villages and the city centre. This home would be an excellent fit for a growing family or present an opportunity for a developer, subject to planning.

Ground floor accommodation comprises an entrance hall leading into the main reception room, kitchen, and stairs to the first floor. The living room is generously sized and benefits from a large front-aspect window, flooding the room with natural light and complemented by a fireplace.

Leading from the living room through central sliding doors is the dining room, offering more than enough space for family and friends, and in turn leading to the sun room positioned at the rear, which provides access to the rear garden. The kitchen is ample in size, overlooks the rear, and offers plenty of space for freestanding appliances along with additional storage cupboards. The ground floor further benefits from an inner hallway leading to a wet room and side access to the property.

To the first floor, there are four well-proportioned bedrooms. The principal bedroom is a double and benefits from access to its own en-suite shower room comprising a sink and a shower. Bedrooms two and three are also doubles, while the fourth bedroom is a spacious single located over the stairs. All four bedrooms are served by an additional bathroom comprising a bath, along with a wash basin, and a separate WC.





- Four Bedroom Detached Family Home
- Opportunity For Someone To Put Their Own Stamp On Things
- Downstairs Wet Room - Family Bathroom And En-Suite Shower
- Sun Room Extension
- Expansive Plot - Larger Than Average Garden
- Quiet Location
- On The Doorstep To Numerous Amenities
- Excellent Transport Links
- EPC Rating - TBC - Freehold
- Council Tax Band - D

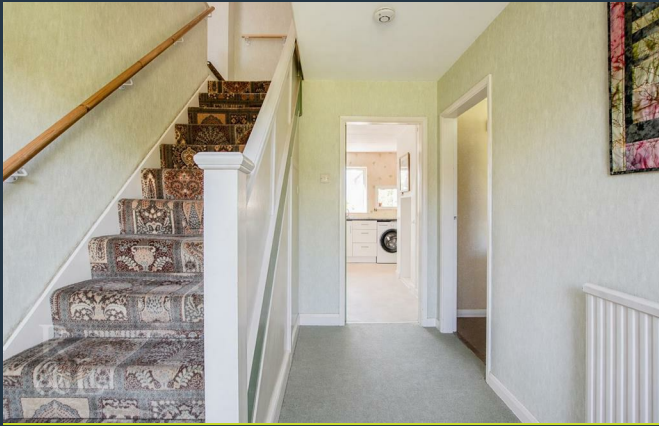






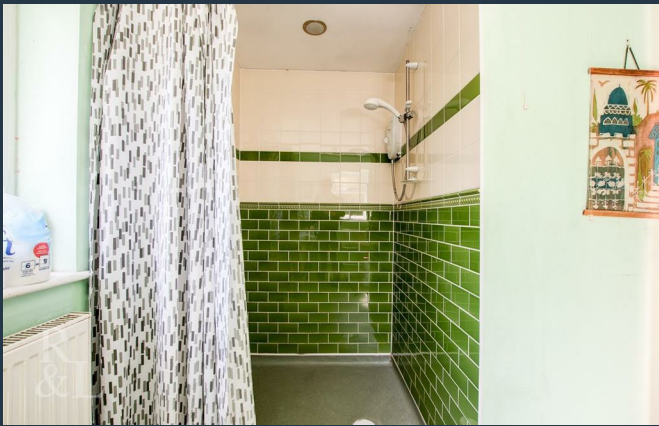


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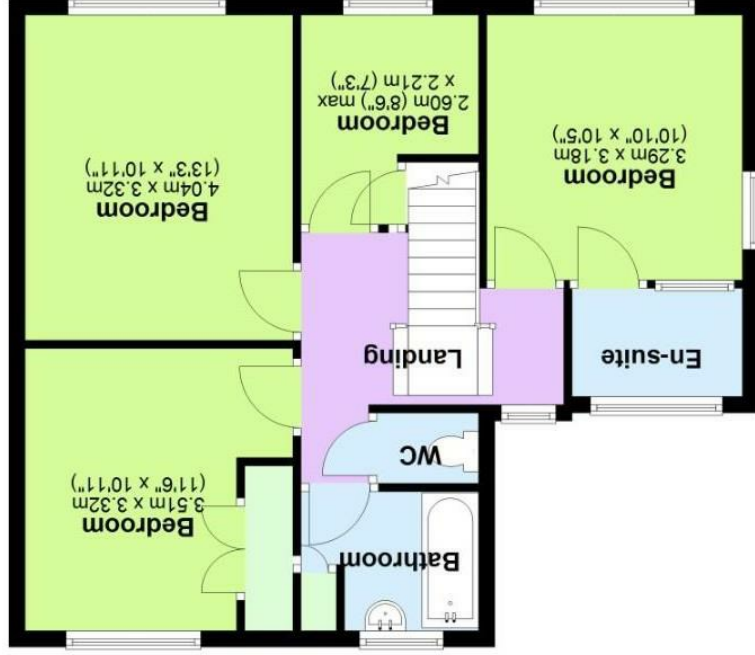
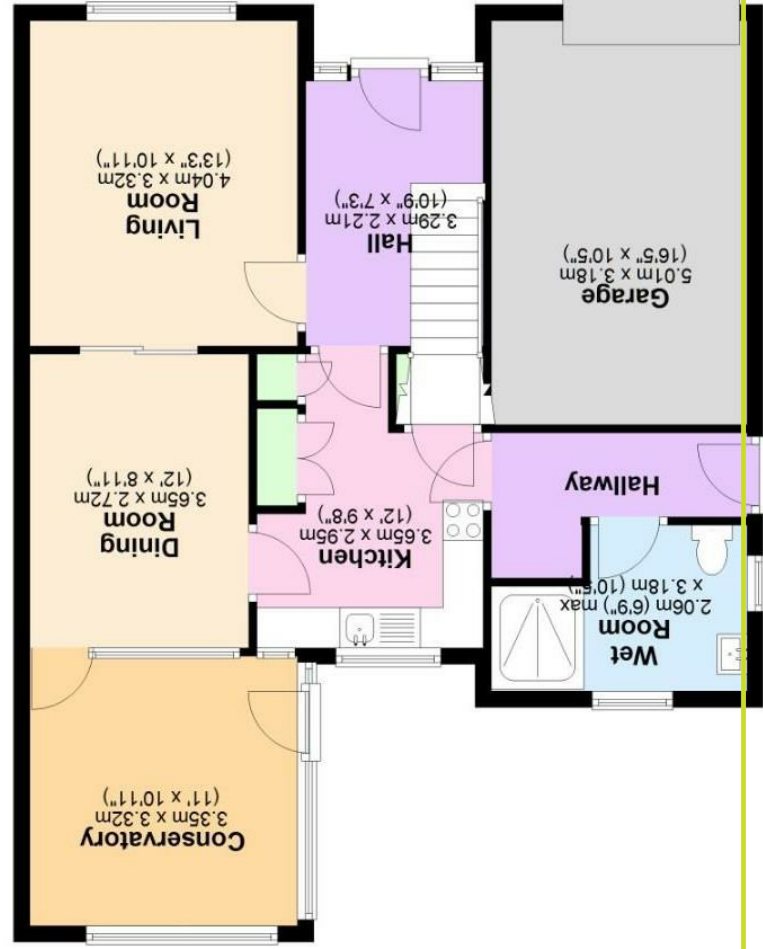
To the front of the property, there is ample off-street parking for several vehicles, with a double tandem driveway leading to a spacious single garage, along with a lawn and flower beds to the right-hand side.

To the rear, there is an expansive garden with patio areas to begin with, providing a lovely space for summer seating, which leads onto a lawned area bordered by mature bushes and shrubbery. This property also benefits from a separate garden to the rear left-hand side, which offers excellent potential for further development, whether as an allotment area or even a separate outhouse, subject to planning.



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. 139.3 sq. metres (1499.6 sq. feet)



Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

EPC	
Current	64
Potential	71

