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&L

21 Orme Grove

Keyworth | NG12 5RN | £269,950

ROYSTON  
& LUND

- Two Bedroom Semi Detached Property
- Integrated Kitchen Appliances
- Downstairs WC
- Close By To Numerous Amenities
- EPC Rating - B
- Immaculately Presented Throughout
- Low Maintenance Rear Garden
- Ensuite Shower Room And Family Bathroom
- Excellent Transport Links
- Freehold - Council Tax Band - B





Royston and Lund are delighted to bring to the market this two bedroom semi detached property located on the Spinners Croft estate in Keyworth. Keyworth boasts numerous amenities from local shops, pubs and cafes as well as excellent transport links. Not to mention being in the catchment for well regarded schools. This property would be an excellent fit for first time buyers or a growing family.

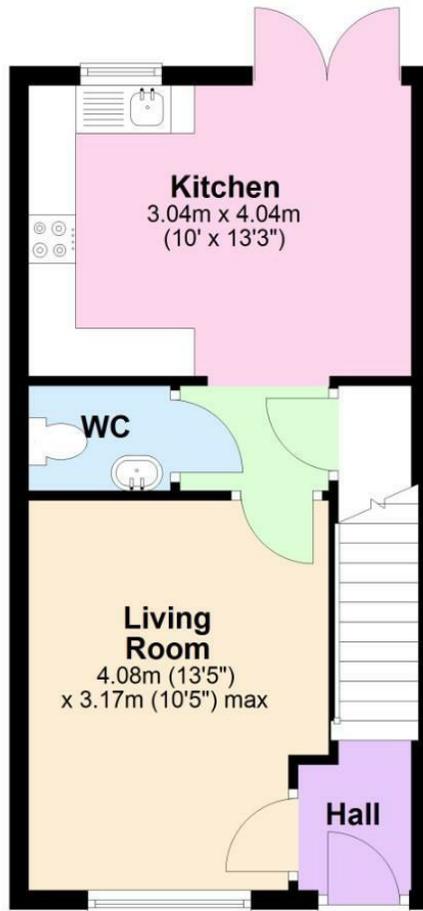
Ground floor accommodation comprises a hallway upon entry which leads into the main reception room and stairs to the first floor. The living room is a generous size and benefits from a large window to the front elevation flooding the room with natural light. Which leads into the kitchen dining room to the rear aspect. The kitchen features integrated appliances from an oven, hob, extractor fan and dishwasher with more than enough room to add further freestanding appliances. The adjoining dining area provides ample space and has French doors leading to the rear garden. Off from the kitchen is under stair storage and a downstairs WC.

To the first floor there are two well proportioned double bedrooms. The master bedroom benefits from its own ensuite shower room and storage cupboard. Both bedrooms share a three piece bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is off street parking and to the rear there is a low maintenance rear courtyard garden with a storage shed which is enclosed with fenced boundaries.

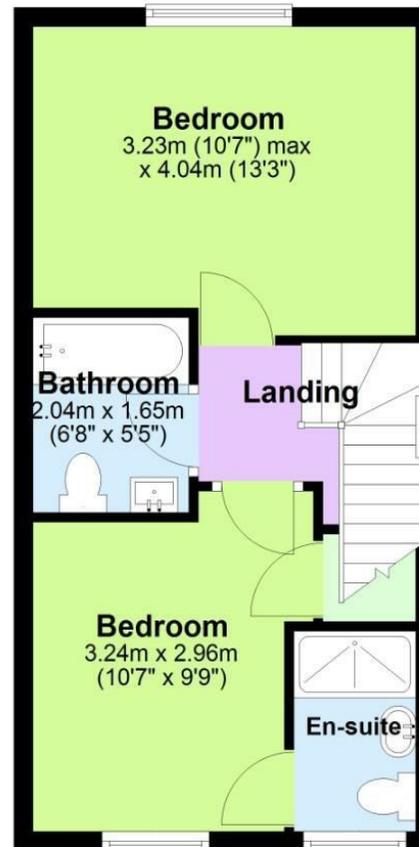
## Ground Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



## First Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



Total area: approx. 68.1 sq. metres (733.1 sq. feet)



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

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