

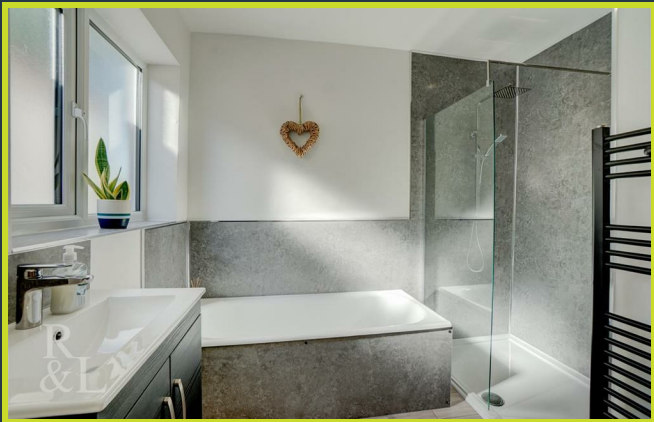


39 Lowlands Drive  
| NG12 5HG | £330,000

ROYSTON  
& LUND

- Detached
- Three Bedrooms
- Recently Refurbished
- Detached Outbuilding
- EPC Rating: E
- Bungalow
- Four Piece Bathroom w/Walk-In Double Shower
- Garage
- No Onward Chain
- Council Tax Band: C





Royston and Lund are delighted to bring to the market this recently refurbished three bedroom detached bungalow located in the corner of a quiet cul-de-sac in the highly sought after village of Keyworth. Offered to the market with no onward chain.

Interior accommodation features a good sized, dual aspect kitchen/breakfast room with a window to the front elevation and window and door to the side elevation giving access to the bungalow. The recently fitted kitchen comprises an integrated induction hob with a stainless steel splashback and extractor hood overhead, oven/grill and stainless steel sink/drainer with a selection of base level cupboards and drawers.

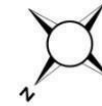
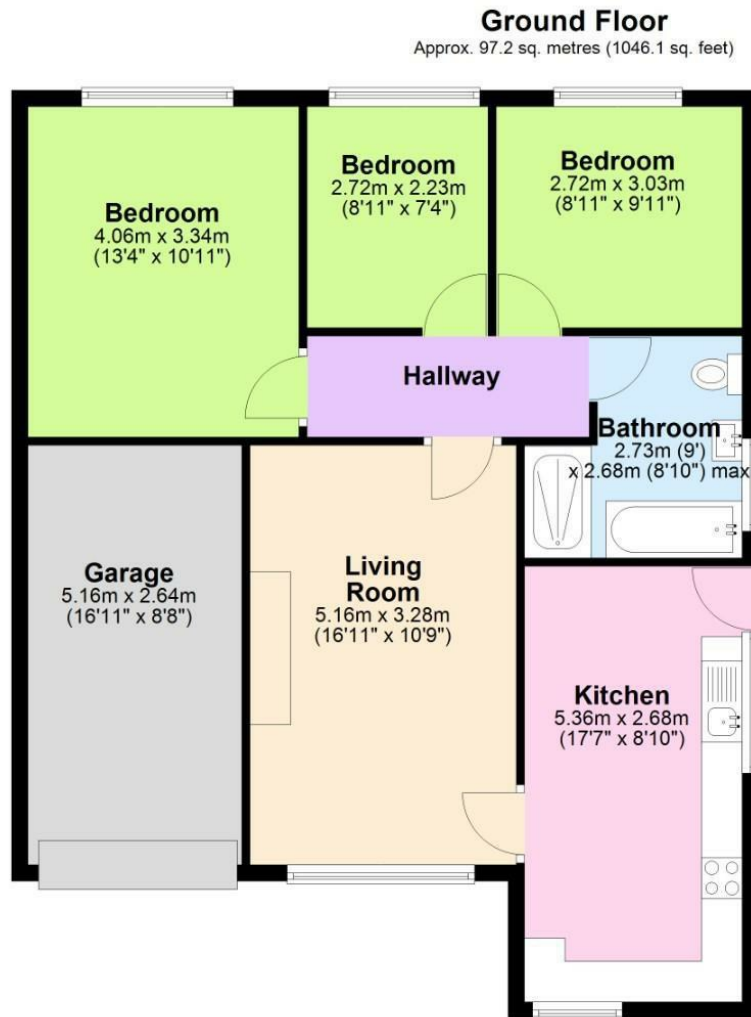
Off the kitchen/breakfast room is a lovely bright reception room which in turn leads to an internal hallway. The hallway gives access to a good sized main bedroom, second double bedroom and smaller third bedroom. All three bedrooms share a recently fitted bathroom complete with four piece suite comprising a low level W/C, wash hand basin, bath and a walk-in double shower.

A separate outbuilding provides a useful space as a hobby room or study with the added benefit of its own separate W/C and wash hand basin.

To the front a tarmac driveway provides off-street parking leading to a generous garage. A paved pathway leads up and round giving access to the bungalow, outbuilding and rear garden complimented by a low maintenance pebbled area and small lawned area with a selection of plants, shrubs and bushes.

To the rear, an enclosed garden features a full width paved pathway with steps leading up to a raised deck area with the remainder mainly laid to lawn.





Total area: approx. 97.2 sq. metres (1046.1 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>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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**ROYSTON  
& LUND**