



56 Plantation Road

Keyworth | NG12 5LH | £260,000 - £270,000

ROYSTON  
& LUND



- Three Bedrooms
- Amenities Close By
- Integrated Kitchen Appliances
- Countryside Views
- EPC Rating - C
- End of Cul De Sac
- Catchment Area for Well Regarded Schools
- Ample Off Street Parking
- Well Presented
- Freehold - Council Tax Band - B





Royston and Lund are delighted to bring to the market this three bedroom end terrace property offering incredible panoramic views over open countryside with a west facing garden located in Keyworth.

Situated at the end of a cul de sac with ample off street parking, within walking distance from well regarded local schools, shops and pubs this property would be a great fit for a growing family or a buy to let.

Ground floor accommodation consists of a generous sized living room with large front window and electric fireplace, whilst also providing access to a conservatory space via French doors leading into the rear garden. The kitchen is an ample space with integrated kitchen appliances such as eye level oven, hob and extractor fan, as well dishwasher and fridge and freezer. The ground floor also benefits from a side porch.

To the first floor there are three well proportioned bedrooms, the main bedroom and bedroom two being doubles, bedroom three is a single. All bedrooms share a shower room and separate toilet. The first floor also has convenient storage space.

Facing the property there is ample off-street parking for several cars due to a stoned driveway. To the side aspect there is garage space and the rear garden is a generous size with patio area perfect for seating and a lawned area which is all enclosed by hedgerow and fenced borders. The garden provides beautiful views over the countryside.







## EPC

### Energy Efficiency Rating

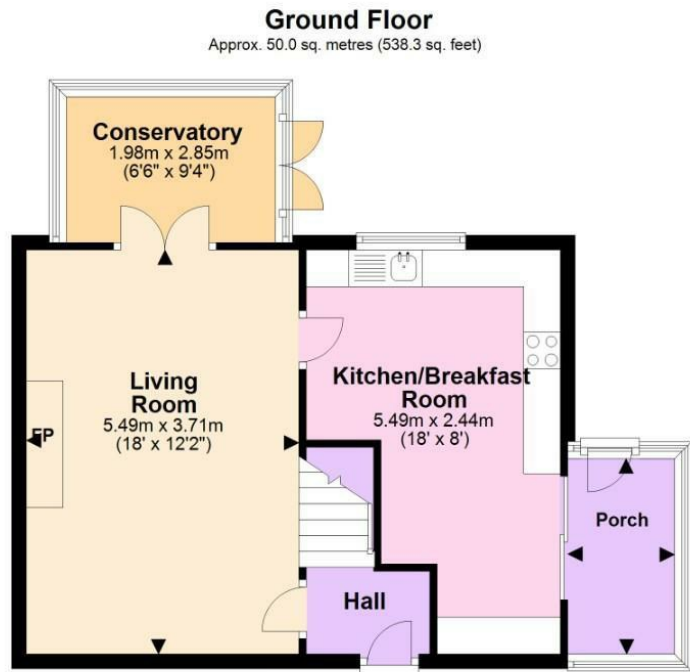
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>72</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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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Total area: approx. 89.8 sq. metres (967.0 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.

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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