



5 Orme Grove

Keyworth | NG12 5RN | £340,000

ROYSTON  
& LUND

- Three Bedroom Detached Family Home
- Quiet Location
- Integrated Appliances
- Family Bathroom
- Close To Amenities & Transport Links
- Ample Off Street Parking
- High Quality Fixtures And Fittings
- Downstairs WC
- Built In Storage
- EPC: B// Council Tax Band: D





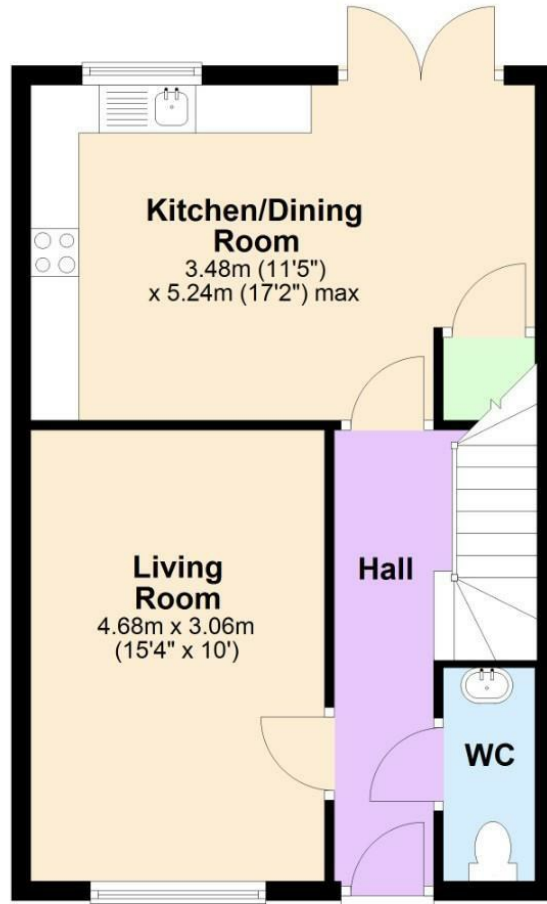
Royston and Lund are delighted to bring to the market this three bedroom detached family home nestled in the cul-de-sac of Orme Grove, Keyworth, this family residence offers a perfect blend of comfort and modern living. The spacious kitchen dining room is a standout feature, boasting high-quality fixtures and fittings, along with integrated appliances that make cooking and entertaining a delight, whilst granting access to the rear garden through French doors. The living room is a generous size and features a large window to the front elevation flooding the space with natural light.

The property provides ample off-street parking with a double tandem driveway plus an E/V charging point, ensuring convenience for you and your guests. The layout is thoughtfully designed, featuring a family bathroom and an ensuite to the master, catering to the needs of a growing family or guests. Additionally, a downstairs WC adds to the practicality of the home. All three bedrooms are well proportioned with the master bedroom having built in storage. Bedroom two is a further double and bedroom three is a spacious single.

To the rear of the property there is a well presented garden with a small patio area to start followed by lush lawn which is enclosed with fenced borders.

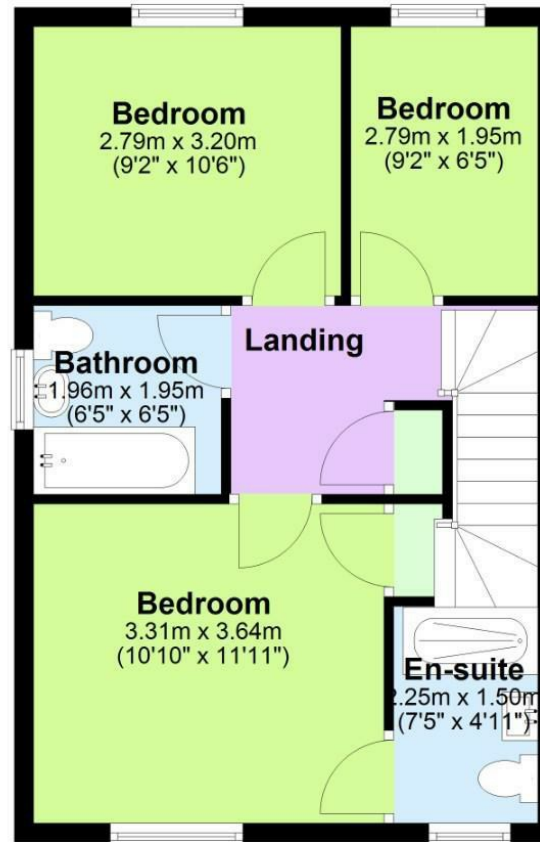
## Ground Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



## First Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



Total area: approx. 86.7 sq. metres (932.8 sq. feet)



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</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 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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