



148 Mount Pleasant

| NG12 5ET | £240,000

ROYSTON  
& LUND



- Three Bedroom Semi Detached Family Home
- Excellent Opportunity For First Time Buyers
- Ideal To Put Your Own Stamp On Things
- Excellent Transport Links
- EPC Rating - C
- \*\*NO CHAIN\*\*
- Ample Off Street Parking
- Close By To Numerous Amenities
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - C





**\*\*CHAIN FREE\*\***

Royston and Lund are delighted to bring to the market this three bedroom semi detached family home located on Mount Pleasant in Keyworth. Situated close by to numerous amenities such as local shops and pubs not to mention well regarded primary schools and a secondary school. Excellent transport links into the surrounding villages and into the City Centre. This property would be a great fit for first time buyers or a growing family.



Ground floor accommodation comprises of a porch upon entry that leads you into the main reception room. The living room is a generous size with dual aspect windows flooding the room with natural light along with stairs granting access to the first floor. Moving through the living room you come into a dining area that also allows access to the rear garden via a back door. The kitchen is ample in size with wall and base units and has more than enough room to add freestanding appliances.

To the first floor there are three well proportioned bedrooms. The master bedroom benefits from floor to ceiling mirrored built in wardrobes. Bedroom two benefits from further built in storage units and the third bedroom is a spacious over stair single. All three bedrooms share a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via a spacious double tandem driveway and to the rear there is a small patio area to start which leads down onto a lawn area which incorporates flower beds and fenced borders.

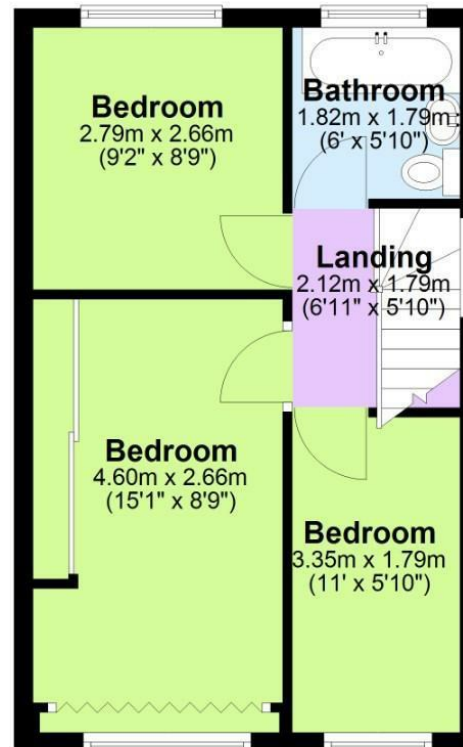
## Ground Floor

Approx. 37.0 sq. metres (398.0 sq. feet)



## First Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 71.0 sq. metres (764.0 sq. feet)



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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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