

SUPERIOR HOMES

ROYSTON & LUND



4 Mount Pleasant

| NG12 5EQ

£350,000

FAMILY HOME

Royston and Lund are delighted to bring to the market this four bedroom semi detached family home located on Mount Pleasant in Keyworth. Situated close by to numerous amenities such as local shops, pubs and being in the catchment area for well regarded schools, this property would be a great fit for a growing family.

Ground floor accomodation comprises an entrance hall that leads into the main reception room, kitchen and stairs to the first floor. The living room is a generous size with large window to the front elevation flooding the room with natural light pieced together with a stylish fireplace. The extended kitchen is ample in size and benefits from high quality fixtures and fittings incorporating built in appliances from eye level double oven, induction hob and extractor fan along with a built in dishwasher. The extension wraps around leading you into a dining room which has more than enough space to accommodate family and friends whilst leading you into the rear garden via Bifold doors. The ground floor is completed with storage space situated beneath the stairs.

To the first floor there are four well proportioned and well presented bedrooms. The master bedroom, bedrooms two and three benefitting from built in wardrobes and storage space. All four bedrooms share a bathroom and a shower room. The bathroom consisting of a P shaped bath along with a wash basin and WC. The shower room having a spacious walk in shower with an additional wash basin and WC.

Facing the property there is ample off street parking to the front via a single driveway and a double tandem carport with an up and over garage door. To the rear of the property there is a decking area to start off from the dining room which leads down to a well kept lawn area along with shed for storage and greenhouse. The garden is aligned with flower beds and enclosed with fenced borders.





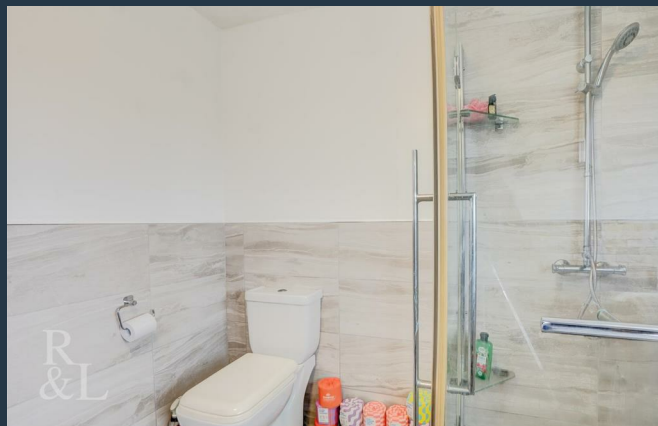
- Four Bedroom Semi Detached Family Home
- Ample Off Street Parking Via A Single Driveway And Double Tandem Carport
- Immaculately Presented Throughout
- High Quality Fixtures And Fittings
- Integrated Kitchen Appliances
- Spacious Dining Room With French Doors To The Rear Decking
- Separate Bathroom And Shower Room
- Close By To Numerous Amenities
- EPC Rating - C
- Freehold - Council Tax Band - D





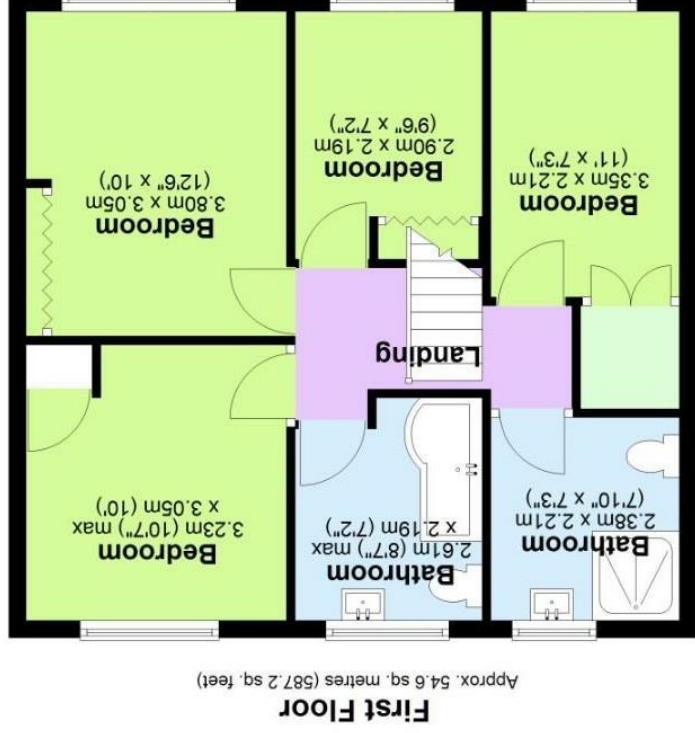
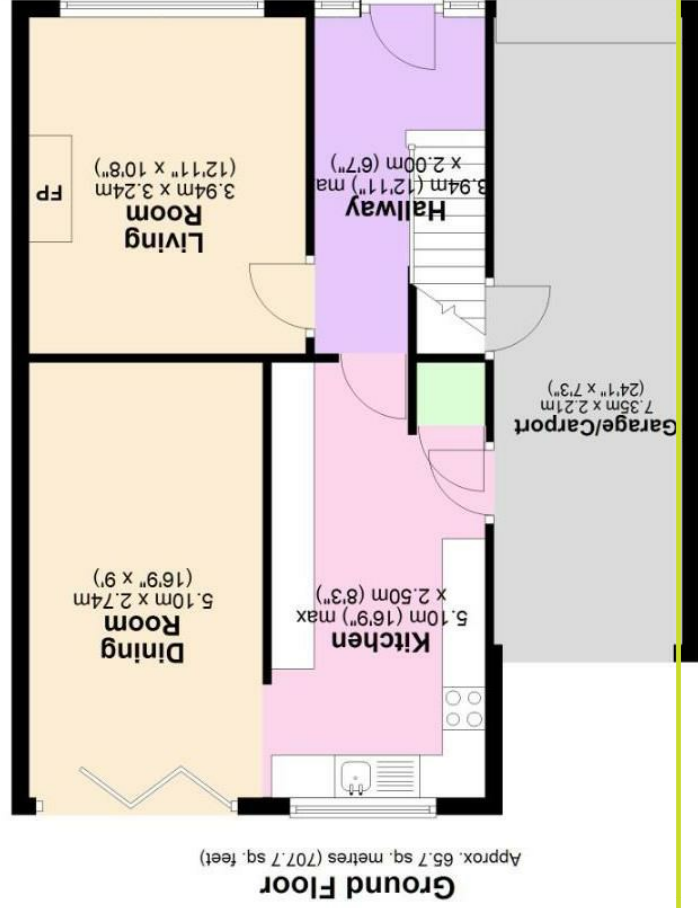






These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Total area: approx. 120.3 sq. metres (1294.9 sq. feet)



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very energy efficient - lower running costs	
Potential	Current
72	78

England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very environmentally friendly - lower CO ₂ emissions	
Potential	Current

EPC

