



13 Lambert Gardens

Keyworth | NG12 5SL | 60% Shared ownership £171,000

**ROYSTON
& LUND**

- Semi Detached
- Three Spacious Bedrooms
- Immaculately Presented Throughout
- Integrated Kitchen Appliances
- Ground Floor WC
- Utility Area
- Ample Off Street Parking
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - B ///
- Council Tax Band - C





****60% at £171,000 with the option to purchase 100% of the freehold****

Royston and Lund are delighted to bring to the market this immaculately presented three bedroom semi detached property on the recently built Bloor Homes development in Keyworth. Situated close by to numerous amenities that Keyworth has to offer from local shops and pubs. Not to mention Keyworth having multiple well regarded schools and having excellent transport links into the surrounding villages and into West Bridgford and the City Centre. This property would be an excellent fit for a growing family or first time buyers.



Ground floor accommodation comprises of an entrance hall that leads into the main reception room and stairs to the first floor. The living room is ample in size benefitting from a front aspect window flooding the room with natural light. The kitchen is a generous size with integrated appliances such as an oven, hob and extractor fan along with more than enough room to fit further freestanding appliances. The kitchen provides access to the rear garden, utility area and ground floor WC with the addition of a handy under stair cupboard.

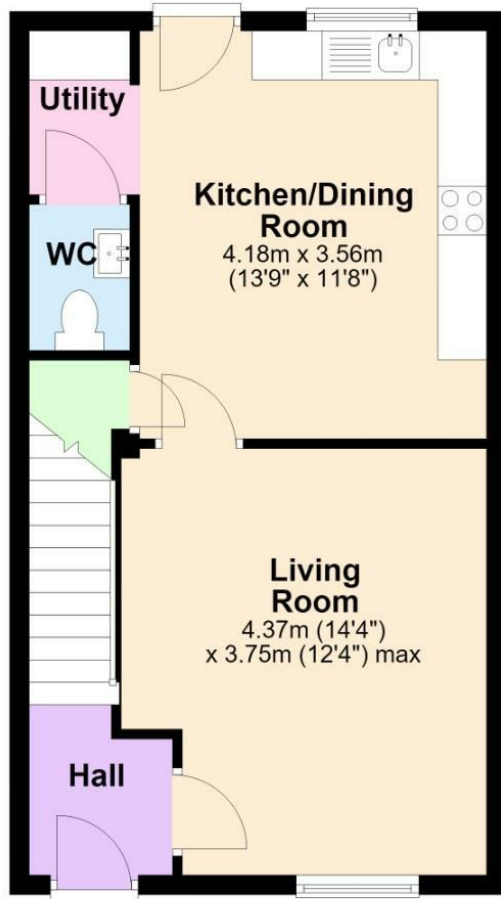
To the first floor there are three well proportioned double bedrooms that share a modern three piece bathroom consisting of a bath with a shower overhead along with a wash basin and WC. Along with the master bedroom having access to its own ensuite shower room.

Facing the property there is ample off street parking via a double driveway and to the rear there is a low maintenance lawned garden with patio area which is enclosed by fenced borders.

Rent and Service charge is £347.78 per month

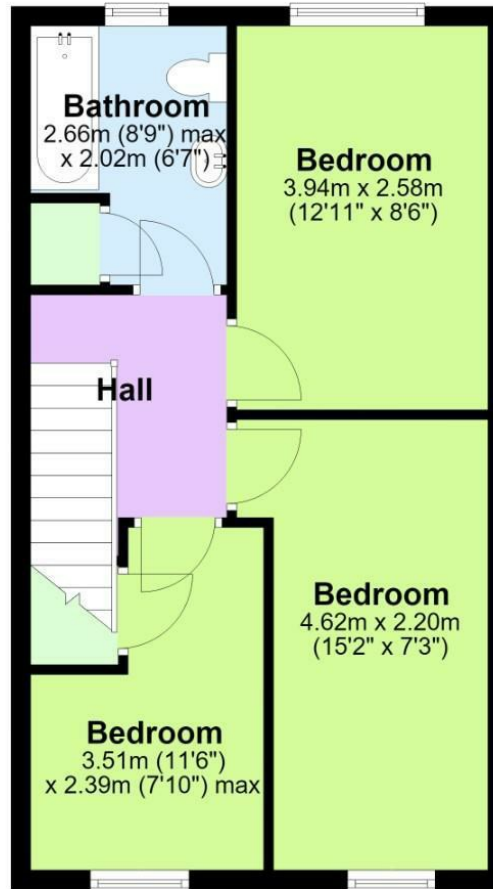
Ground Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 81.3 sq. metres (875.2 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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ROYSTON & LUND