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&L

140 Manor Road

Keyworth | NG12 5LR | Asking Price £249,950

ROYSTON
& LUND

- Four Bedrooms
- Integrated Kitchen Appliances
- Double Driveway
- Outdoor Bar
- EPC Rating - D
- Mid Terrace
- Log Burner
- Amenities Close By
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - B





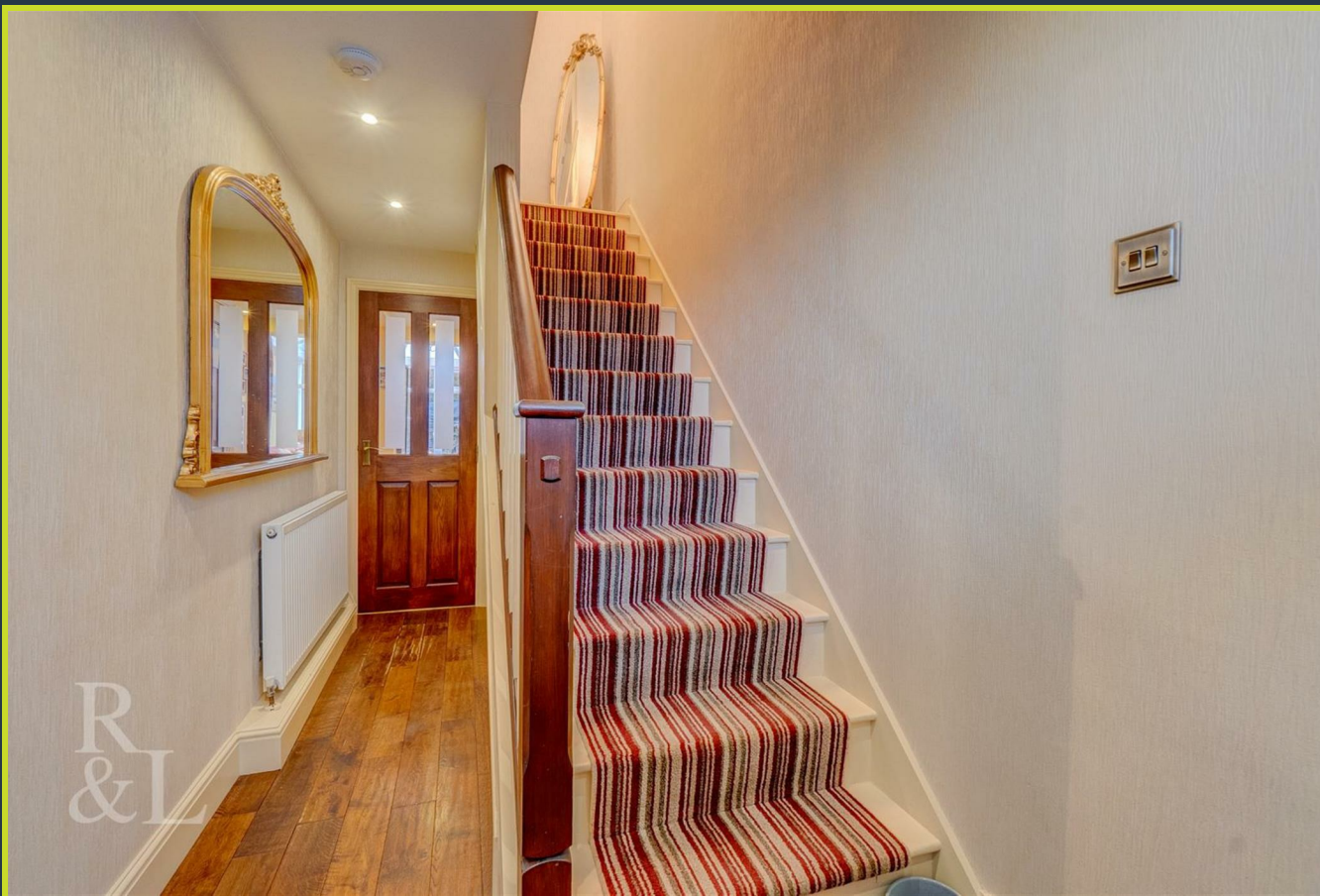
Royston and Lund are pleased to bring to the market this mid terrace property in Keyworth. This property is ideally situated being close to numerous amenities such as pubs, restaurants and shops as well as being close to well regarded primary and secondary schools.

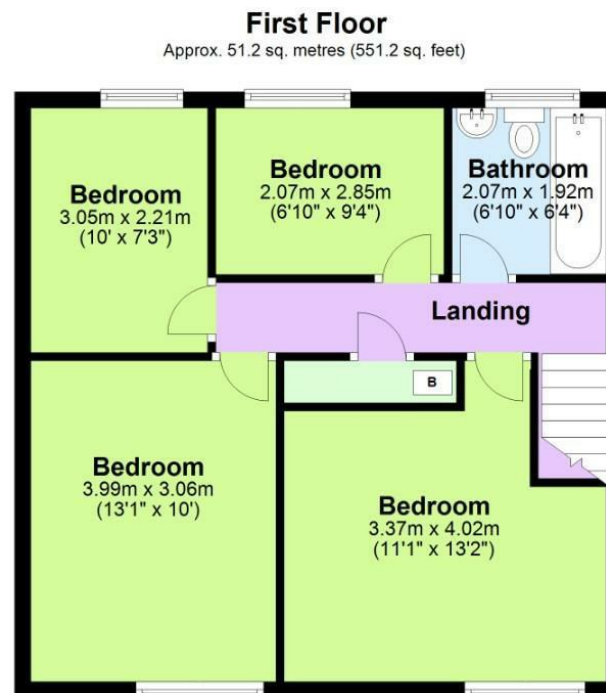
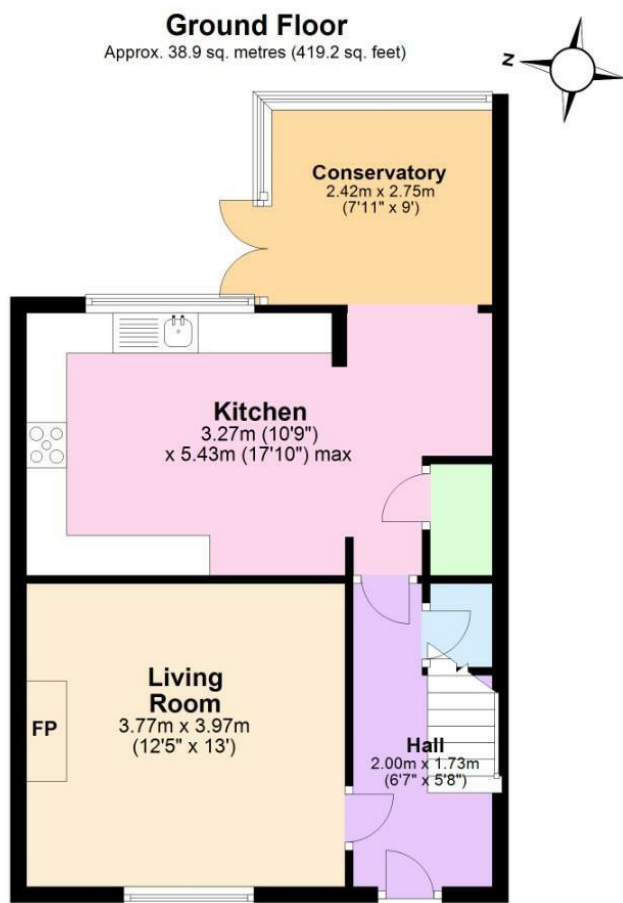
Ground floor accommodation consists of a generous size living room with an electric fire. The kitchen is an ample size with multiple integrated appliances such as eye level oven, gas hob and extractor fan as well as built in fridge and dishwasher, just off from the kitchen is an extended sun room offering relaxation whilst granting access to the rear garden via French doors. The ground floor also boasts under stair storage and a small pantry.

To the first floor there are four bedrooms. Bedrooms one and two are doubles giving ample space. Bedrooms three and four are singles. All bedrooms share a three piece suite bathroom. The landing has storage cupboards for added convenience.

Facing the property there is a spacious double driveway that has been freshly paved and on street parking.

To the rear garden there is a low maintenance raised artificial grass area with further stepped up decking. This space also includes an impressive installed bar area with cupboards, beer cooler and room for freestanding appliances, really beneficial in the summer months. Conveniently equipped with 3 double sockets and an exterior tap. The garden is enclosed by fenced borders.





Total area: approx. 90.2 sq. metres (970.4 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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	77
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		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**