



2 Lyncombe Gardens

| NG12 5FZ | Offers In The Region Of £465,000

ROYSTON  
& LUND

- Four Bedrooms
- Finished To A High Standard
- Separate Outhouse
- Double Driveway And Integral Garage.
- EPC Rating - D
- Recently Refurbished
- Close By To Numerous Amenities
- Built In Wardrobes
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - D





Royston and Lund are delighted to bring to the market this recently refurbished four bedroom detached property located in the desirable village of Keyworth. Sold with no chain and being close by to numerous amenities such as pubs and local shops, as well as being the catchment area for well regarded schools, this property is ready move straight into and will be a great fit for a growing family.

Interior accommodation comprises of a generous size living room with a foe log burner and large front aspect bay window letting in lots of natural light. The kitchen dining area has been knocked through to create an ample and versatile space whilst also granting access to the rear garden via French doors. The kitchen appliances themselves are integrated such as the oven, hob and extractor fan with more than enough room to fit further freestanding. The ground floor also boasts of a down stairs WC and utility room for added convenience.

To the first floor there are four well proportioned bedrooms. The main bedroom is a generous size with built in wardrobes and an ensuite shower room. Bedrooms two and three are also doubles with integral wardrobes. Bedroom four is an over stair single. The first floor lends itself to a further well equipped four piece suite bathroom consisting of a separate bath and shower along with wash basin and WC.

Facing the property there is ample off street parking due to a large double driveway and integral electric single garage. To the rear there is a generous size garden with a patio area to start leading onto a lawn which in turn finishes with a stoned area to the back of the plot perfect for summer seating. The garden also benefits from a separate detached summer house which can be used as office space or a home gym.





## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
		<b>78</b>
	<b>66</b>	

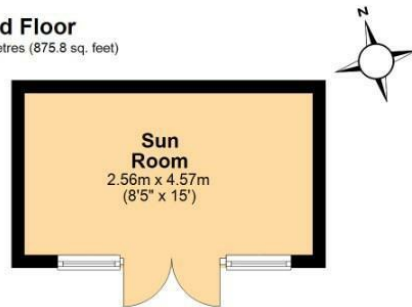
England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

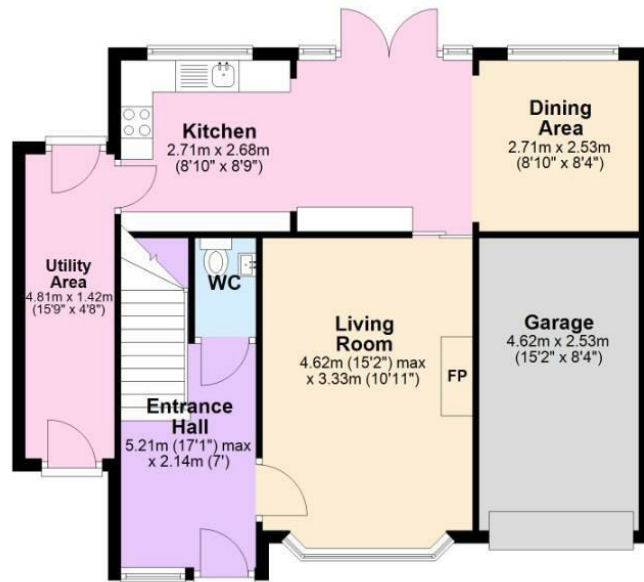
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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**Ground Floor**  
Approx. 81.4 sq. metres (875.8 sq. feet)



**First Floor**  
Approx. 60.9 sq. metres (655.1 sq. feet)



Total area: approx. 142.2 sq. metres (1530.9 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.

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.

**ROYSTON & LUND**