

SUPERIOR HOMES

ROYSTON & LUND



15 Nottingham Road

Keyworth | NG12 5FB

£695,000

Royston and Lund are delighted to bring to the market this immaculately presented, extended and substantial five bedroom detached family home set in the heart of Keyworth within close proximity to all of the amenities the village has to offer.

The versatile layout lends itself perfectly to 21st Century family living, through the door there is a generous enclosed porch to the front that provides useful space for shoes and coats with an internal door opening to the entrance hallway off which there are internal doors to a downstairs W/C, a formal reception room and the kitchen with stairs leading up to the first floor.

The kitchen offers a range of base and eye-level mounted cupboard and drawer space with a built-in wine rack. There is space for a free-standing Rangemaster style cooker and integrated extractor hood and sink/drainers plus space for a free-standing American style Fridge/Freezer and a breakfast table.

Off the kitchen internal doors lead to a utility room and large living room/diner. The utility room has a range of base and eye-level mounted cupboard space with an integrated sink/drainers and plumbing in place for free-standing washing machine and tumble dryer. The utility room has an internal door opening to the double garage as well as an external door to the side giving access to the garden - ideal for muddy boots or paws!

The living room/diner is a beautifully bright space with two sets of French Doors to the side and rear elevation complimented by glazed side panels and windows plus two Velux skylights. A feature fireplace offers a cosier feel in the living area with ample space for a large dining table beyond.

To the first floor the landing gives access to the master bedroom benefitting from ****fitted wardrobes**** and an en-suite shower room complete with a low level W/C, wash hand basin with built-in eye-level and base vanity cabinets plus a fully tiled walk-in double shower.





- Detached & Extended
- Five Bedrooms
- Detached Garden Office Building
- Landscaped Gardens
- Immaculately Presented
- Integral Double Garage
- Downstairs W/C & Utility Room
- En-Suite To Master
- EPC Rating: C
- Council Tax Band: F











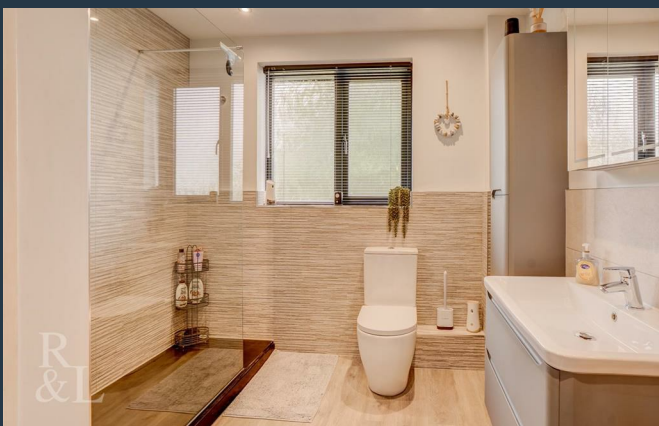
There are three further double bedrooms and a smaller fifth bedroom - currently used as a dressing room. A family bathroom completes the first floor comprising a low level W/C, wash hand basin with vanity cabinet and a large double shower and a useful airing cupboard

To the front of the property a driveway provides off-street parking for multiple vehicles which leads to the double garage. To the side of the driveway is a lawned area enclosed by mature hedges.



To the rear of the property is a beautifully landscaped, private garden, a patio spans the full width of the plot with a diagonal pedestrian path, flanked by two lawned areas leading to a detached garden office and second patio area.

The garden office benefits from windows to the front and side elevation with a sliding door to the side elevation and provides an excellent space for those working from home.



Nottingham Road is ideally located for easy access to the Square which has a range of shops, takeaways, dentists, the health centre and the Key Health Club. The recreation ground is a short walk away and in turn leads to South Wolds Secondary School and leisure centre.

A short drive away from the A52, A46 and A60 the larger hubs of West Bridgford, Nottingham city centre and Loughborough are all easily accessible with Keyworth also benefitting from a regular bus service.

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.

Total area: approx. 240.9 sq. metres (2592.7 sq. feet)



Ground Floor
Approx. 152.7 sq. metres (1643.3 sq. feet)



First Floor
Approx. 88.2 sq. metres (949.4 sq. feet)

Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions		
(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		
Potential		
Current		
79		
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
(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		
Potential		
Current		
70		

EPC



PROTECTED

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