

SUPERIOR HOMES

ROYSTON & LUND



19 Lilac Close

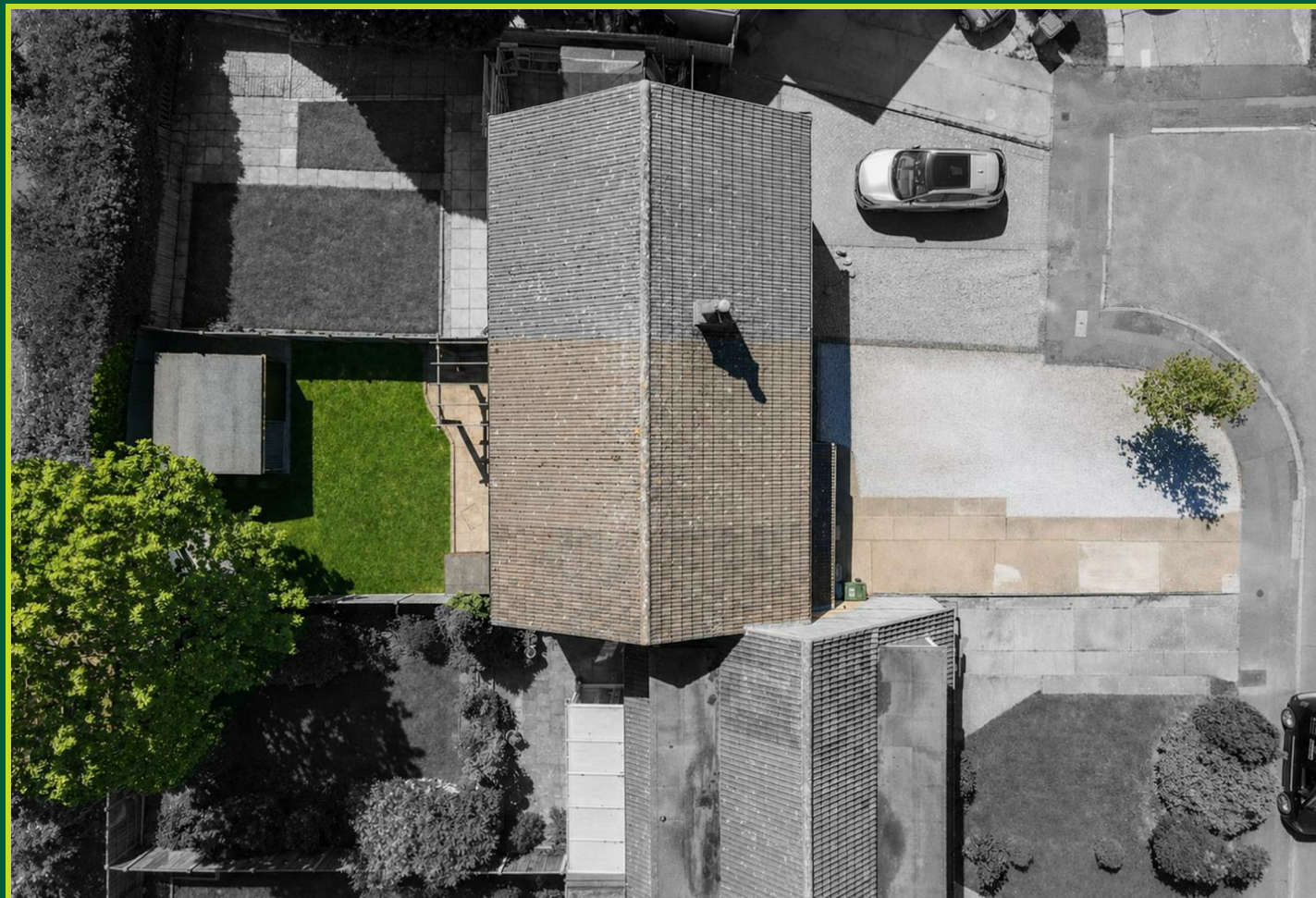
Keyworth | NG12 5DN

£350,000

Royston and Lund are delighted to bring to the market this stunning and immaculately presented 4/5-bedroom property located on a quiet cul-de-sac in Lilac Close, in the desirable village of Keyworth. Situated just a short stroll from numerous amenities such as local shops, pubs, and cafés, not to mention being a stone's throw from Willow Brook Primary School and a short walk from South Wolds Sixth Form Academy, this home also benefits from excellent transport links into the City Centre and surrounding villages. This property would be the perfect fit for a growing family.

Ground floor accommodation comprises a hallway upon entry, which leads into the main reception room and staircase to the first floor. The living room is generously sized and benefits from a large front-aspect window, flooding the room with natural light, pieced together with a feature log burner for those winter months. Off the living room, through French doors, you come into the dining room, which boasts more than enough space for family and friends while granting access to the rear garden through full-width sliding doors. The kitchen is spacious and showcases high-quality base and wall units, which house top-of-the-range integrated appliances including a full Rangemaster oven, ceramic hob, extractor hood, dishwasher, washing machine, and fridge. The kitchen further lends itself to the garage, which offers additional space for freestanding white goods and extra access to the garden via a back door.

To the first floor, there are four/five well-proportioned bedrooms. The master bedroom, along with bedrooms two to four, are all well-proportioned doubles overlooking the front and rear aspects of the property. The fifth bedroom is a spacious single room situated over the stairs. All five bedrooms share a modern, high-quality three-piece shower room consisting of a curved sliding door shower, along with a wash basin and WC.

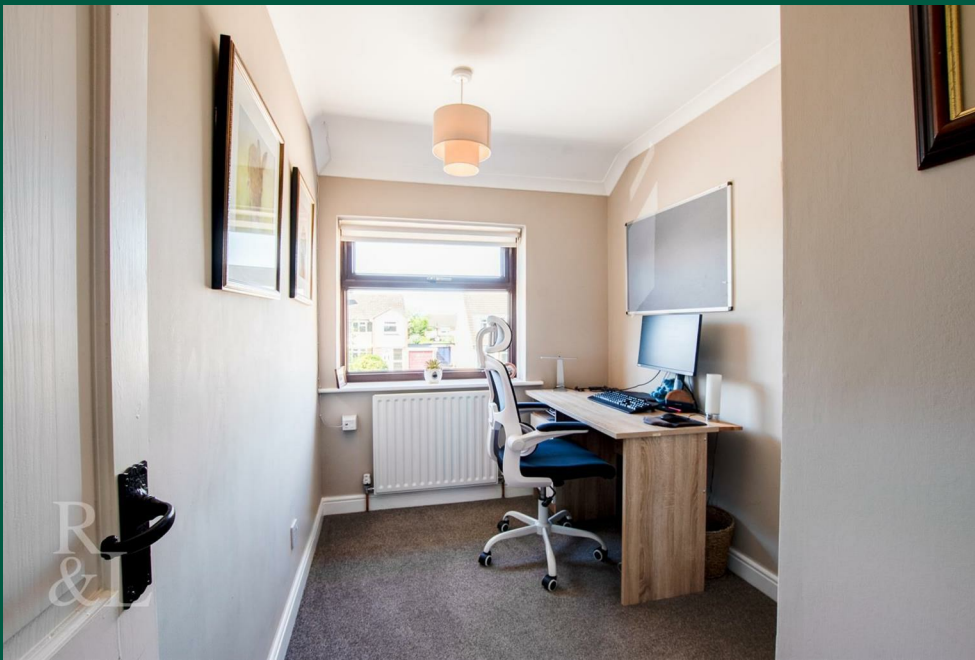




- Four/Five Bedroom Semi Detached Family Residence
- Immaculately Presented Throughout And Finished To A High Standard
- High Quality Fixtures And Fittings And Top Of The Range Integrated Appliances
- Ample Off Street Parking Via A Double Tandem Driveway And Double Tandem Garage
- Immaculate Rear Garden With Seating Areas And Private Access To Keyworth Allotment To The Rear
- Separate Dining Room With Sliding Doors Leading To The Rear Garden
- Modern Tiled Three Piece Suite Bathroom With Standard And Rain Shower Head
- Close By To Numerous Amenities And Set Within The Catchment Area Of Well Regarded Schools
- Excellent Transport Links To The Surrounding Villages And Into The City Centre
- EPC Rating - TBC // Freehold - Council Tax Band - C









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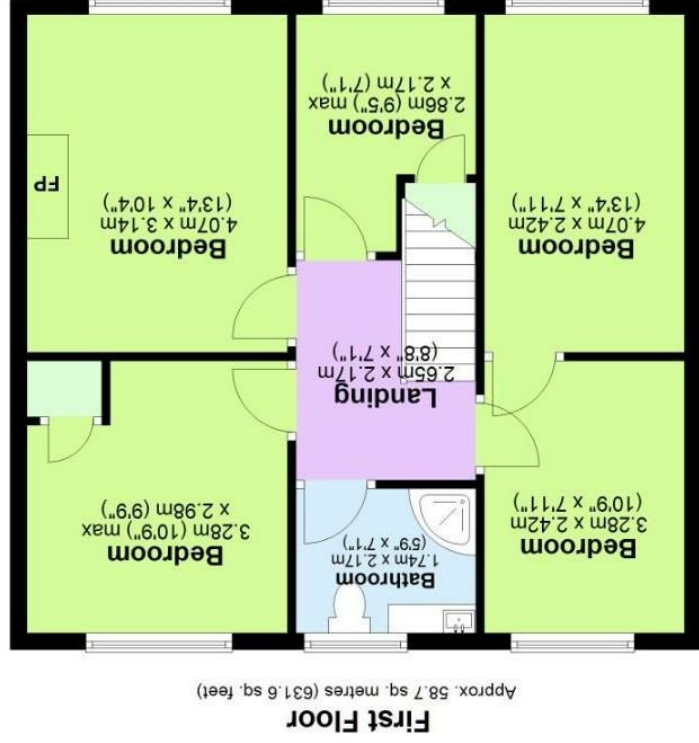
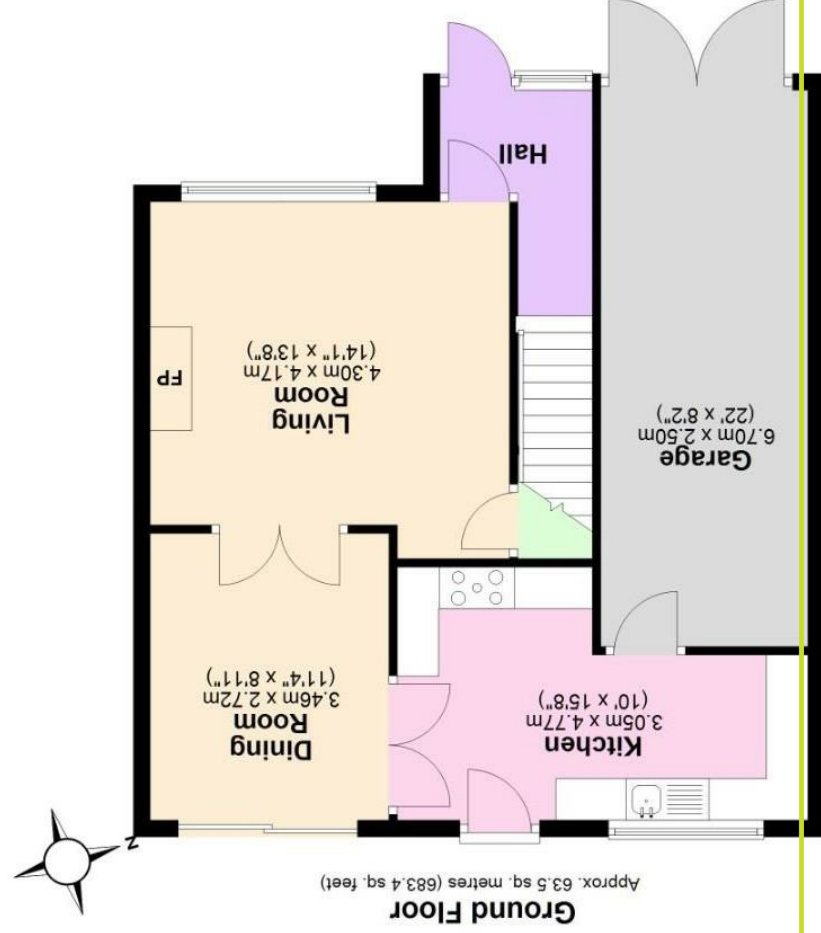
Facing the property, there is ample off-street parking via a double tandem driveway leading to an integral double tandem garage. To the right-hand side, there is a neatly bordered stoned area and mature birch tree, which line the driveway and lead you to the front door.

To the rear, there is a well-presented and maintained garden featuring a patio area with pergola, providing the perfect spot for outdoor seating and/or alfresco dining. This leads onto a lush lawn area and a further raised seating area to the rear aspect. Another lovely feature of this family home is that it backs onto the Keyworth Allotments, with your own private gated access, and the property is not overlooked.



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. 122.2 sq. metres (1314.9 sq. feet)



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

EPC

