

# SUPERIOR HOMES

# ROYSTON & LUND



# 228 Mount Pleasant

| NG12 5ET

£290,000

Royston and Lund are delighted to bring to the market this three-bedroom semi-detached property located in the ever-desirable village of Keyworth. Situated close to numerous amenities that the village has to offer, including local shops, pubs and cafés, the property is also within the catchment area for well-regarded schools and benefits from excellent transport links into the city centre. This property would be a great fit for a growing family.

The ground floor accommodation comprises an entrance hall leading to the main reception room, kitchen and staircase to the first floor. The living room is a generous size and showcases a large front-aspect window, flooding the room with natural light, complemented by a stylish gas fireplace. Adjacent to the living room, through an opening, is the dining room, which boasts more than enough space for family and friends and also provides access to the rear garden via a back door.

The kitchen showcases high-quality base and wall units, housing integrated appliances such as an oven and hob, along with further space for freestanding appliances. Off the kitchen is the utility room, which wraps around to the garage and provides additional worktop space along with room for white goods such as a washer dryer and/or fridge freezer. The utility room also offers further access to the rear garden through French doors. The ground floor is completed by a downstairs WC.

To the first floor, there are three well-proportioned bedrooms, with the principal double bedroom benefiting from built-in wardrobes. Bedroom two is a further double bedroom, while bedroom three is an over-stairs single currently being used as an office. All bedrooms are served by a modern three-piece family bathroom comprising a P-shaped bath with shower overhead, wash basin and WC.





- Three Bedroom Semi Detached Family Home
- Ample Off Street Parking With Single Garage
- Immaculately Presented Throughout
- Ground Floor WC
- Extended Utility
- Well Maintained Rear Garden
- High Quality Fixtures And Fittings
- Close By To Numerous Amenities
- Close By To Excellent Schools
- EPC Rating - C /// Freehold - Council Tax Band - C





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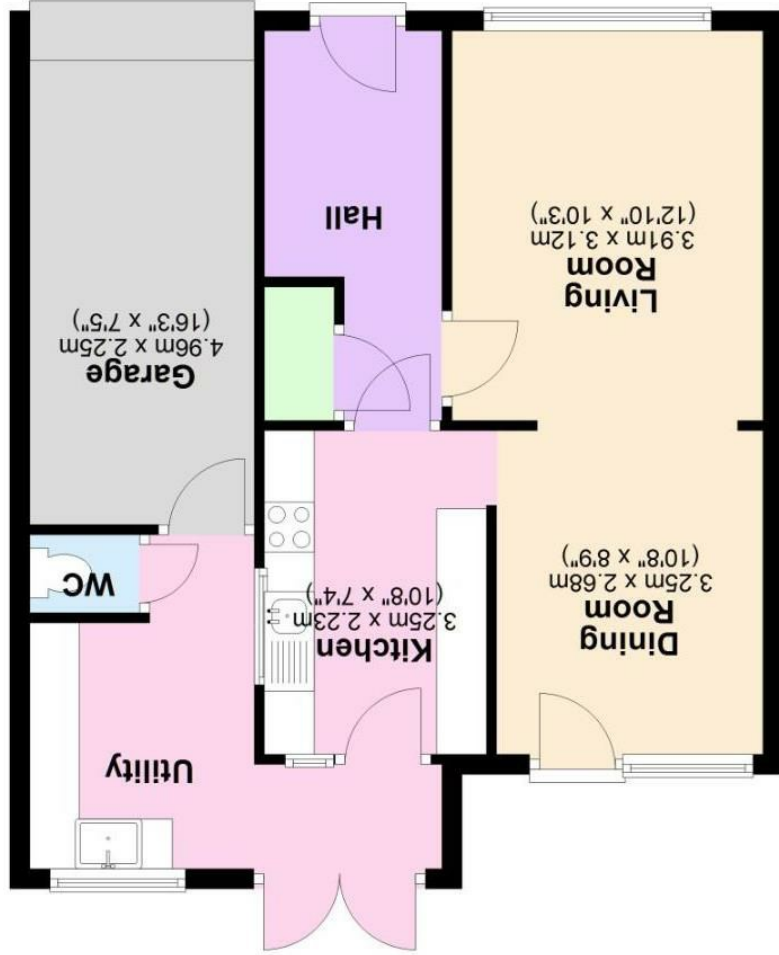
To the front of the property, there is ample off-street parking provided by a double driveway leading to the front door, as well as a single garage.

To the rear, there is a well-maintained garden featuring a patio area, providing plenty of space for outdoor seating and alfresco dining during the summer months. Beyond this is a lawned area, bordered by a stone flower bed to one side and brick walling and fencing to the other. To the rear of the garden, there is a useful storage shed.

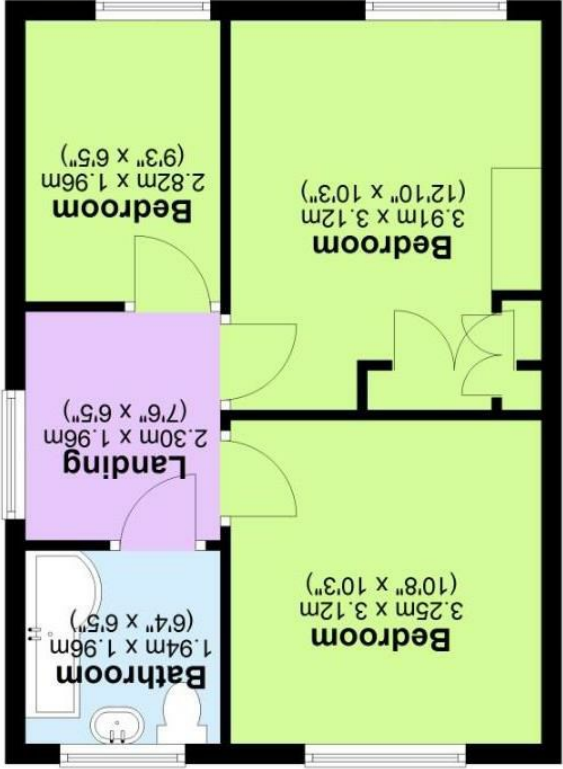


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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. 95.8 sq. metres (1031.4 sq. feet)



Ground Floor  
Approx. 58.2 sq. metres (626.4 sq. feet)



First Floor  
Approx. 37.6 sq. metres (405.0 sq. feet)

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
74	78		

EPC

