

SUPERIOR HOMES

ROYSTON & LUND



30 Normanton Lane

Keyworth | NG12 5HA

Asking Price £365,000

Royston and Lund are delighted to bring to the market this three-bedroom detached family property located on Normanton Lane in the desirable village of Keyworth. Situated close to the numerous amenities Keyworth has to offer, including local shops, pubs, and cafes, this home also benefits from being in the catchment area for well-regarded schools and having excellent transport links to the surrounding villages and the City Centre. This property would be a perfect fit for a growing family or first-time buyers.

Ground floor accommodation comprises an entrance hall leading into the main reception room, separate lounge/bedroom, and stairs to the first floor. The main living room is generously sized and benefits from a large rear-aspect window, flooding the space with natural light, together with a stylish ornamental fireplace. To the front, there is an opening to the formal dining room, boasting more than enough space for the family while overlooking the front elevation. The kitchen is ample in size and showcases high-quality base and wall units housing integrated appliances such as an oven, hob, extractor hood, built-in dishwasher and washing machine, with more than enough room for additional freestanding appliances. The kitchen further benefits from a breakfast bar and understairs pantry space. The ground floor is completed by a separate lounge/study, which can also be used as an additional bedroom, leading into a downstairs three-piece shower room.

To the first floor there are three well proportioned bedrooms. The master bedroom and bedroom two are both doubles and the third bedroom is a spacious single. All three bedrooms share a tiled four piece suite bathroom consisting of a separate bath and shower along with a wash basin and WC.





- Three Bedroom Detached Family Home
- Ample Off Street Parking
- Downstairs Shower Room
- Spacious Kitchen With Breakfast Bar
- Four Piece Suite Bathroom
- Really Well Presented Throughout
- Close By To Numerous Amenities
- In The Catchment Area For Well Regarded Schools
- Gas Fired Central Heating
- EPC Rating - C /// Freehold - Council Tax Band - D









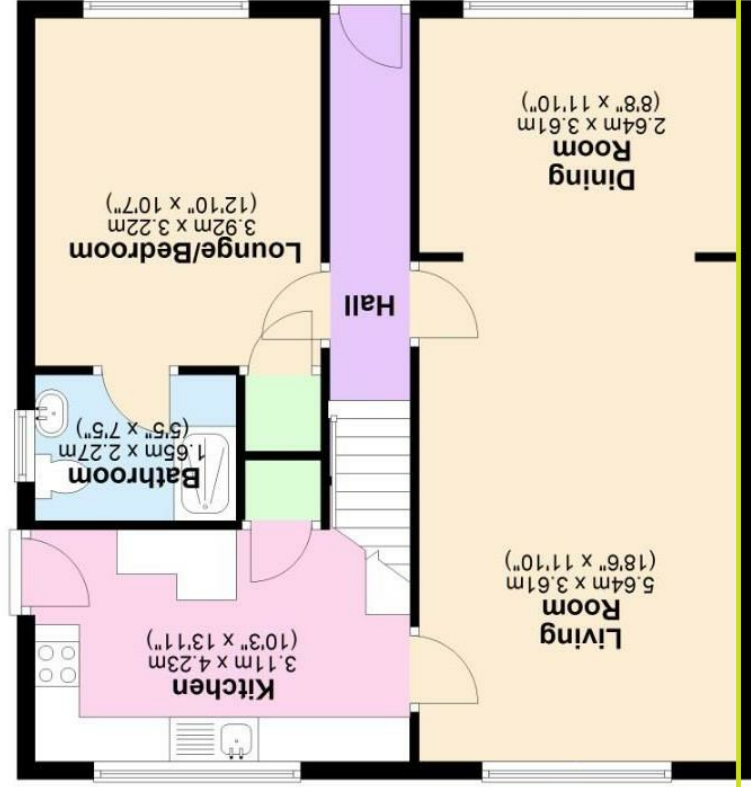


Facing the property there is generous off street parking for three vehicles via a double driveway and to the rear there is a well maintained garden with patio areas providing space for summer seating along with a lush lawn area and raised planters to the rear aspect containing flower bedding and mature shrubs.

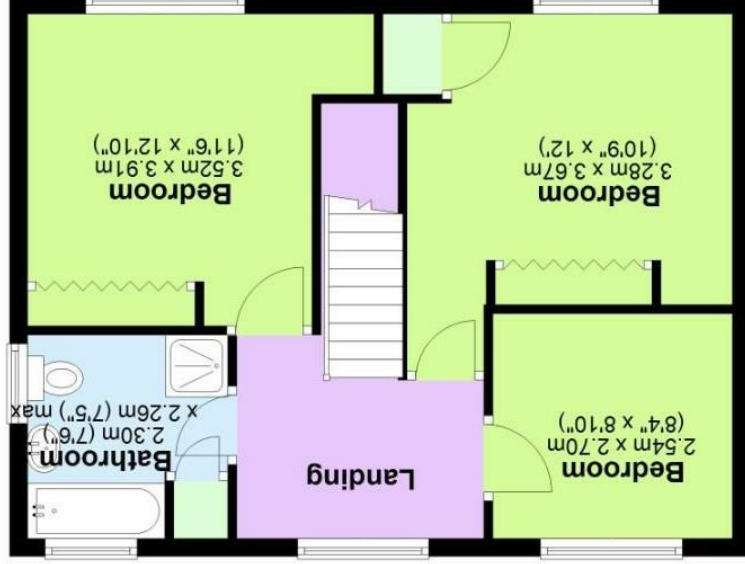


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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. 113.5 sq. metres (1221.9 sq. feet)



Approx. 66.5 sq. metres (716.3 sq. feet)



Approx. 47.0 sq. metres (505.6 sq. feet)

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)	(1-20)
(21-38)	(21-38)
(39-54)	(39-54)
(55-68)	(55-68)
(69-80)	(69-80)
(81-91)	(81-91)
(92 plus)	(92 plus)
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
Potential	Potential
Current	Current
69	75

EPC

