



26 The Ridings  
| NG12 5EF | £370,000

ROYSTON  
& LUND



- Three Bedroom Detached Family Home
- Ample Off Street Parking Via a Double Driveway And A Single Integral Garage
- Integrated Kitchen Appliances
- Downstairs WC
- Immaculately Presented Throughout
- Well Presented South Facing Garden
- Separate Bath And Shower
- Close By To Numerous Amenities
- EPC Rating - D
- Freehold - Council Tax Band - D







Royston and Lund are delighted to bring to the market this three bedroom detached property located in Keyworth. Situated close by to numerous amenities such as local shops, pubs and cafes that Keyworth has to offer. Not to mention being in the catchment area for well regarded schools and having excellent transport links into West Bridgford and the City Centre this property would be an excellent fit for a growing family.

Ground floor accommodation comprises an entrance hallway that leads into the main reception room, downstairs WC and stairs to the first floor. The living room is a generous size with a large triple-glazed front aspect window flooding the room with natural light pieced together with a stylish gas fireplace. Off from the living room is an ample sized dining room to the rear which consists of dual aspect windows and a side door leading to the rear garden. The galley kitchen benefits from integrated appliances such as an eye level oven and microwave, hob and extractor hood along with more than enough room to add freestanding appliances.

To the first floor there are three well proportioned double bedrooms that all share a three-piece bathroom consisting of a separate bath, shower and wash basin with a separate WC.

Facing the property there is off-street parking via a double driveway along with a single integral garage. Stepping out from the dining room via the rear door, there is a patio area to start off which provides an area for summer seating. This leads onto a lawn space with pathway where there is flower beds and storage shed



## EPC

### Energy Efficiency Rating

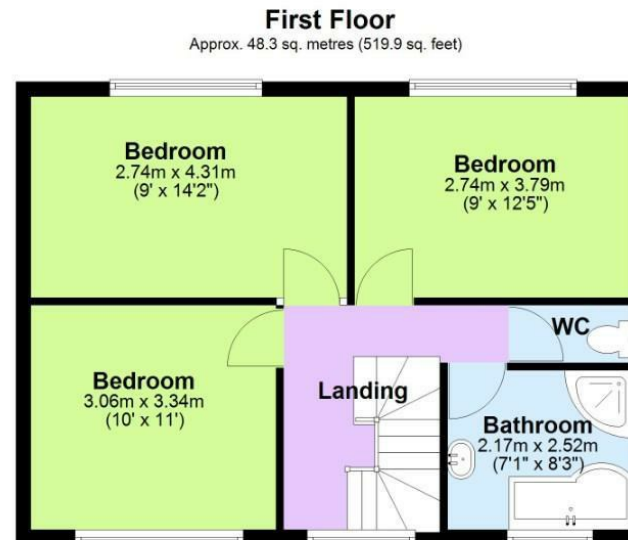
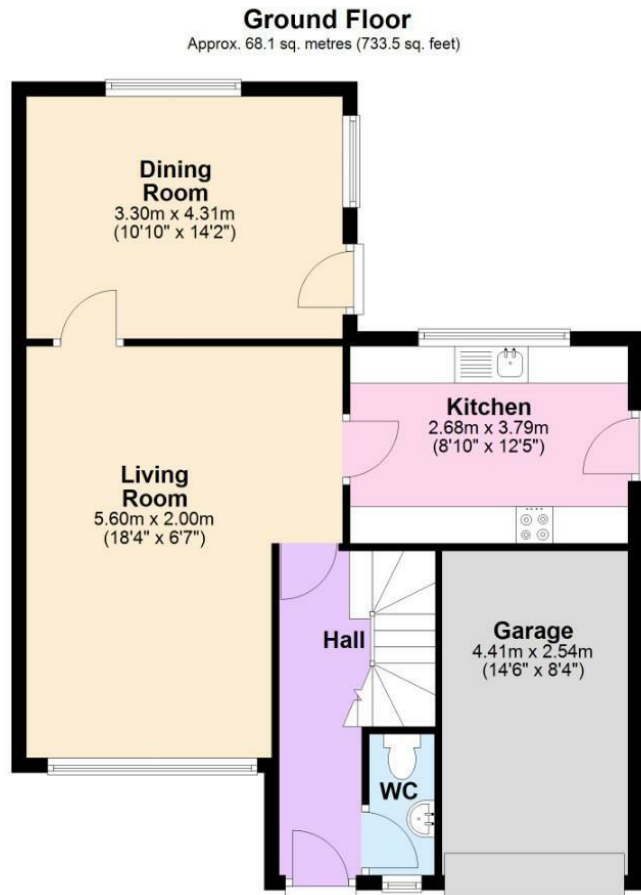
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	71

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

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Total area: approx. 116.4 sq. metres (1253.4 sq. feet)

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.

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