



21 Orme Grove

Keyworth | NG12 5RN | £280,000

ROYSTON  
& LUND



- Two Bedroom Semi Detached Property
- Integrated Kitchen Appliances
- Downstairs WC
- Close By To Numerous Amenities
- EPC Rating - B
- Immaculately Presented Throughout
- Low Maintenance Rear Garden
- Ensuite Shower Room And Family Bathroom
- Excellent Transport Links
- Freehold - Council Tax Band - B





Royston and Lund are delighted to bring to the market this two bedroom semi detached property located on the Spinners Croft estate in Keyworth. Keyworth boasts numerous amenities from local, shops, pubs and cafes as well as excellent transport links. Not to mention being in the catchment for well regarded schools. This property would be an excellent fit for first time buyers or a growing family.

Ground floor accommodation comprises a hallway upon entry which leads into the main reception room and stairs to the first floor. The living room is a generous size and benefits from a large window to the front elevation flooding the room with natural light. Which leads into the kitchen dining room to the rear aspect. The kitchen features integrated appliances from and oven, hob, extractor fan and dishwasher with more than enough room to add further freestanding appliances. The adjoined dining area provides ample space and has French doors leading to the rear garden. Off from kitchen is under stair storage and a downstairs WC.

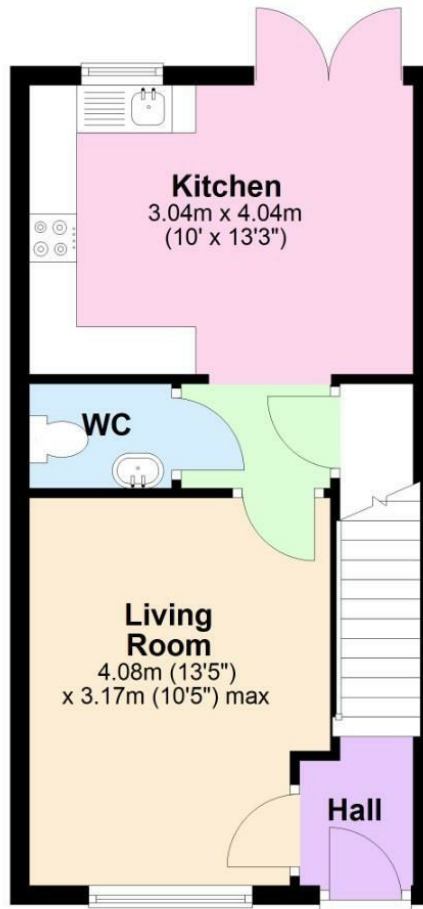
To the first floor there are two well proportioned double bedrooms. The master bedroom benefitting from its own ensuite shower room and storage cupboard. Both bedrooms share a three piece bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is off street parking and to the rear there is a low maintenance rear courtyard garden with storage shed which is enclosed with fenced boundaries.



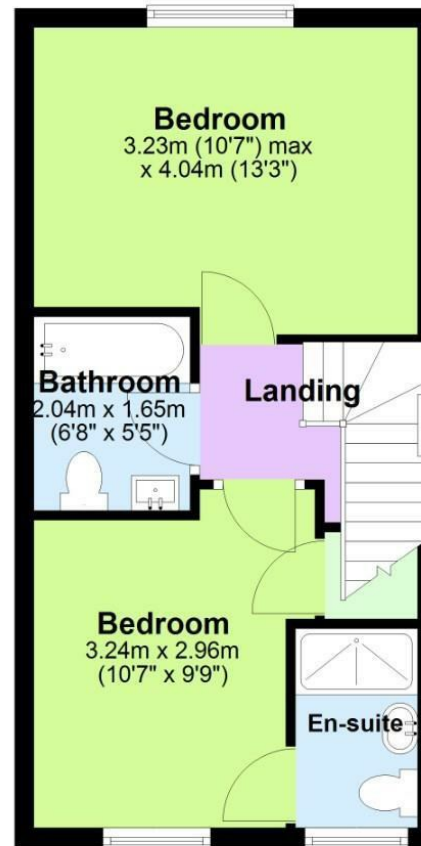
## Ground Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



## First Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



Total area: approx. 68.1 sq. metres (733.1 sq. feet)



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
England & Wales EU Directive 2002/91/EC		

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