



90 Fairway

Keyworth | NG12 5DU | £255,000

ROYSTON
& LUND

- Three Bedroom Semi Detached Family Home
- Open Plan Ground Floor
- Shower Room/Wet Room
- Close By To Numerous Amenities
- EPC Rating - D
- Well Presented Throughout
- Ample Off Street Parking With Driveway And Single Garage
- Patioed And Lawned Rear Garden
- Excellent Transport Links
- Freehold - Council Tax Band - C



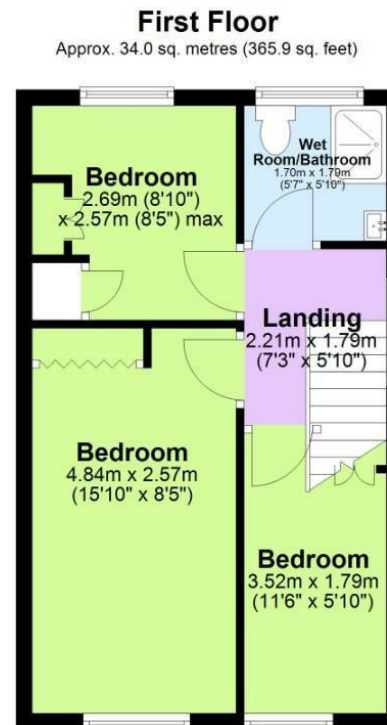
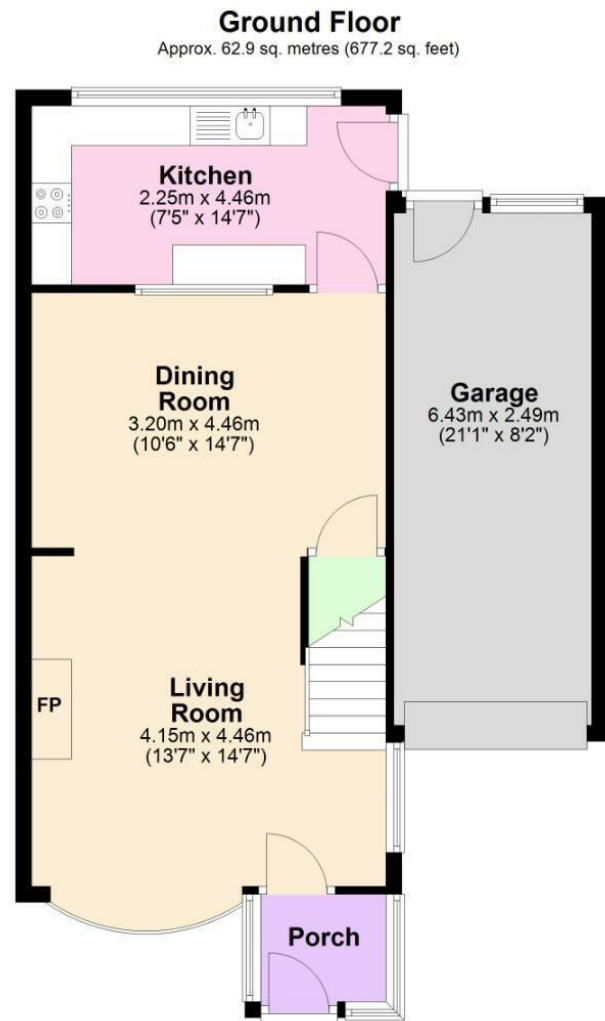


Royston and Lund are delighted to bring to the market this three-bedroom semi-detached family home, located in the desirable village of Keyworth. Situated just a short walk from numerous amenities such as local shops, pubs, and cafés, Keyworth also benefits from well-regarded primary schools and an excellent Ofsted-rated secondary school. With excellent transport links, this property would be the perfect fit for first-time buyers or a growing family.

Ground floor accommodation comprises an initial porch which leads into the main living room, featuring a front-aspect bay window that floods the room with natural light, complemented by a fireplace, staircase to the first floor, and a window to the side elevation. The ground floor offers an open-plan feel, as the living room flows into the dining room through an archway, providing more than enough space to accommodate family and friends. Off the dining room is the kitchen, positioned to the rear aspect, which features high-quality base and wall units housing a Rangemaster oven, hob, and extractor hood, along with more than enough room for additional freestanding appliances. The kitchen also grants access to the rear garden via a back door.

To the first floor, there are three well-proportioned double bedrooms, all benefiting from storage space and sharing a three-piece shower room/wet room.

Facing the property, there is ample off-street parking via a spacious single driveway, which leads to a single garage, with lawn space to the left-hand side. To the rear, there is a landscaped garden featuring a full-width patio area to begin with, which leads onto a raised lawn divided by a pathway. Flower beds containing mature shrubbery and foliage complete the space, along with a further patio area to the rear.



Total area: approx. 96.9 sq. metres (1043.1 sq. feet)



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		
	61	69
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.

**ROYSTON
& LUND**