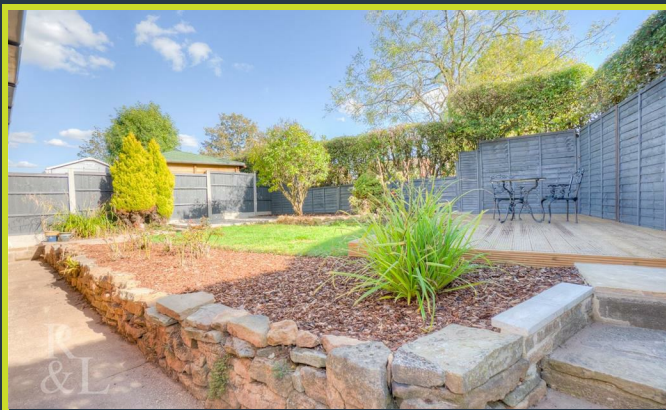




39 Lowlands Drive
| NG12 5HG | £315,000

ROYSTON
& LUND

- Detached
- Three Bedrooms
- Recently Refurbished
- Detached Outbuilding
- EPC Rating: E
- Bungalow
- Four Piece Bathroom w/Walk-In Double Shower
- Garage
- No Onward Chain
- Council Tax Band: C





Royston and Lund are delighted to bring to the market this recently refurbished three bedroom detached bungalow located in the corner of a quiet cul-de-sac in the highly sought after village of Keyworth. Offered to the market with no onward chain.

Interior accommodation features a good sized, dual aspect kitchen/breakfast room with a window to the front elevation and window and door to the side elevation giving access to the bungalow. The recently fitted kitchen comprises an integrated induction hob with a stainless steel splashback and extractor hood overhead, oven/grill and stainless steel sink/drainers with a selection of base level cupboards and drawers.

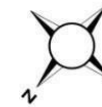
Off the kitchen/breakfast room is a lovely bright reception room which in turn leads to an internal hallway. The hallway gives access to a good sized main bedroom, second double bedroom and smaller third bedroom. All three bedrooms share a recently fitted bathroom complete with four piece suite comprising a low level W/C, wash hand basin, bath and a walk-in double shower.

A separate outbuilding provides a useful space as a hobby room or study with the added benefit of its own separate W/C and wash hand basin.

To the front a tarmac driveway provides off-street parking leading to a generous garage. A paved pathway leads up and round giving access to the bungalow, outbuilding and rear garden complimented by a low maintenance pebbled area and small lawned area with a selection of plants, shrubs and bushes.

To the rear, an enclosed garden features a full width paved pathway with steps leading up to a raised deck area with the remainder mainly laid to lawn.





Total area: approx. 97.2 sq. metres (1046.1 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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**