



41 Church Drive

Keyworth | NG12 5FG | Offers Over £240,000

ROYSTON
& LUND

- Two Bedroom Detached Bungalow
- NO CHAIN
- Detached Garage
- Close By To Numerous Amenities
- EPC Rating - D
- Ample Off Street Parking
- Opportunity To Put Your Own Stamp On Things
- Rear Conservatory
- Excellent Transport Links
- Freehold - Council Tax Band - C





****NO CHAIN****

Royston and Lund are delighted to bring to the market this two bedroom detached bungalow located in the heart of Keyworth. Situated a stones throw from numerous amenities such as local shops, pubs and cafes along with being thirty second walk from Keyworth Leisure Centre And Keyworth Library. This property would be the perfect fit for those wanting to downsize.

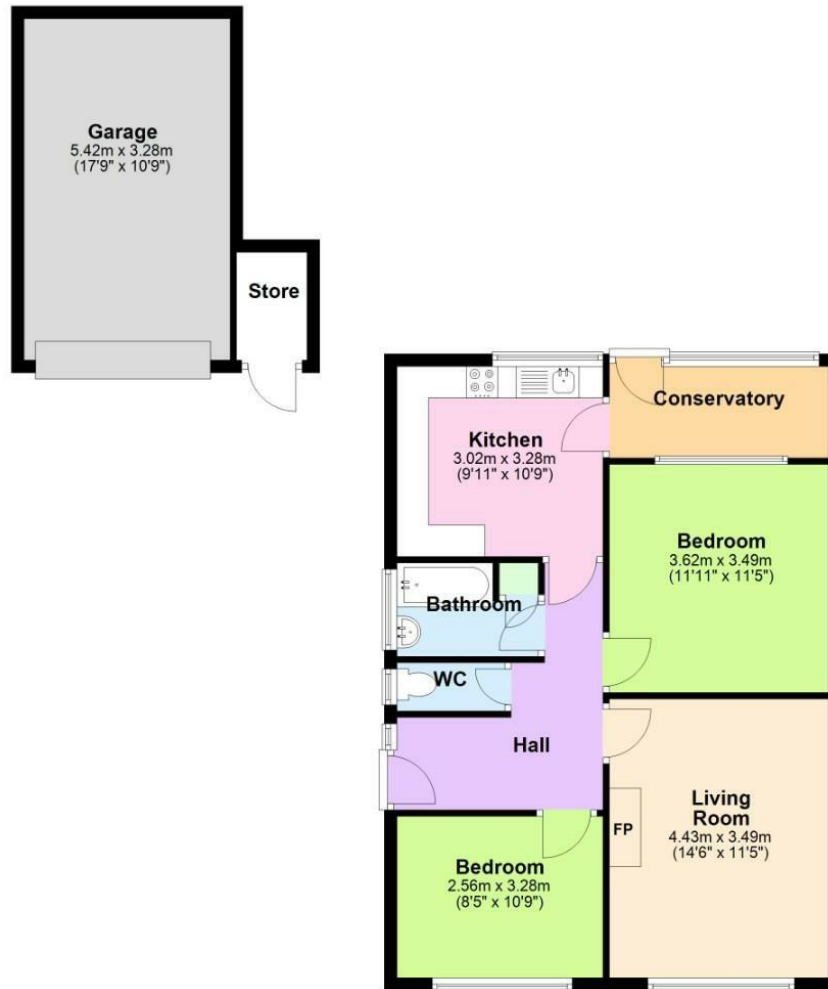
Interior accomodation comprises an entrance hall that leads you into both double bedrooms, reception room, kitchen, bathroom and WC. The living room is a generous size with a large front aspect window overlooking the garden pieced together with a stylish fireplace. The kitchen provides ample space with base and wall units with freestanding oven,hob and grill, and more than enough room to add further freestanding appliances, whilst granting access to the rear conservatory and in turn leading to the rear garden.

Both bedrooms are well proportioned. The double master bedroom benefitting from built in wardrobes. Bedroom two is a further spacious double. Both Bedrooms share a bathroom with bath, wash basin and separate WC.

Facing the property there off street parking for several cars which leads to a single garage. To the rear of the property there is a patio area to start which leads down to a well maintained lawn area that features bordered flower beds containing mature bushes and shrubbery. The rear is enclosed with fenced boundaries.



Ground Floor Approx. 86.5 sq. metres (930.7 sq. feet)



Total area: approx. 86.5 sq. metres (930.7 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		
	64	77

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**