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8 Mount Pleasant

Keyworth | NG12 5EQ | Offers In Excess Of £280,000

ROYSTON  
& LUND

- Three Bedroom
- No Onward Chain
- Full Width Lounge
- Recently Fitted Kitchen w/Integrated Appliances
- EPC Rating: TBC - Freehold
- Semi-Detached
- Open Plan Kitchen/Diner
- Close to Village Centre
- Driveway & Garage
- Council Tax Band: C



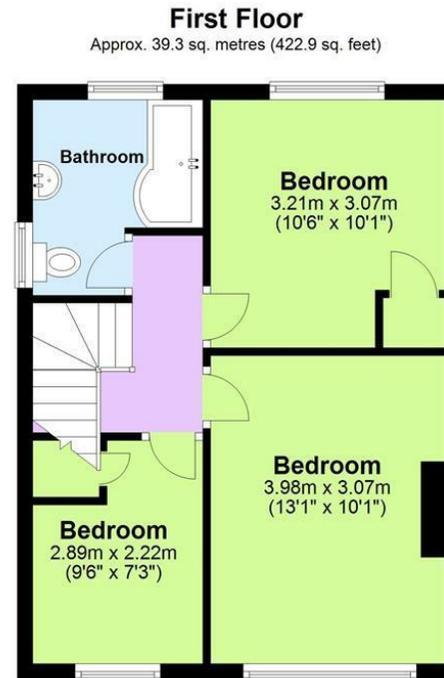
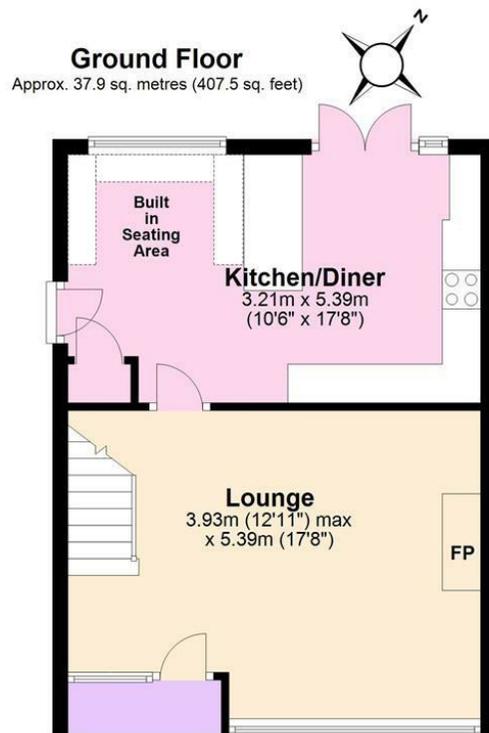
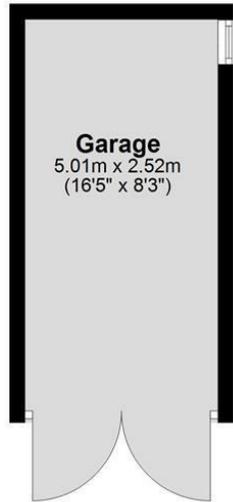


Royston and Lund are pleased to bring to the market this beautifully presented three bedroom semi-detached home in Keyworth. The property benefits from off street parking and a garage and is sold with no upward chain. Situated within close proximity from the local amenities within the centre of the village and with fantastic access for the A52 & A46.



The ground floor has been remodelled to create a more open and useable space with the hallway now opened up to the lounge for one larger room. The kitchen diner has also been opened up and benefits from a bespoke seating area with storage cupboards underneath and a stunning integrated kitchen area that benefits from a double oven, microwave, hob, extractor fan, dishwasher, washing machine and a fridge/freezer.

To the first floor there are two well proportioned double bedrooms, a single bedroom and a three piece bathroom consisting of a P-shaped bath with shower, WC and wash basin. Towards the rear of the property there is a raised decking accessed from the kitchen and steps down to a lawn with mature shrubs, trees and hedged/fenced boundaries.



Total area: approx. 77.1 sq. metres (830.4 sq. feet)



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**ROYSTON & LUND**