

SUPERIOR HOMES

ROYSTON & LUND



78 Selby Lane

Keyworth | NG12 5AJ

£560,000

Royston and Lund are delighted to bring to the market Fairview, this IMMACULATELY presented three bedroom double fronted detached property located on the ever desirable Selby Lane in Keyworth. Sat on a generous plot with a spacious frontage and private double driveway along with added conservatories and a beautifully landscaped rear garden. This property would be an excellent fit for a growing family.

Ground floor accommodation comprises a hallway upon entry which grants you access to both reception rooms and stairs to the first floor. The dining room is a generous size with dual aspect windows flooding the space with natural light pieced together with sisal carpet and stylish fireplace recess current fitted with glass shelves, along with a door leading to the kitchen. The living room showcases a front aspect window and rear aspect sliding doors leading to a stylish sun lounge which in turn allows access into the garden through French doors. The kitchen is beautifully presented and features high quality fixtures and fittings along with plenty of top of the range integrated appliances such as an eye level double oven, touch screen induction hob and extractor fan along with built in wine cooler and dishwasher and under stair inlet for a american style fridge freezer and cupboard space to add your freestanding washing machine. Off from the kitchen is an additional conservatory/breakfast room which creates a perfect space for dining.

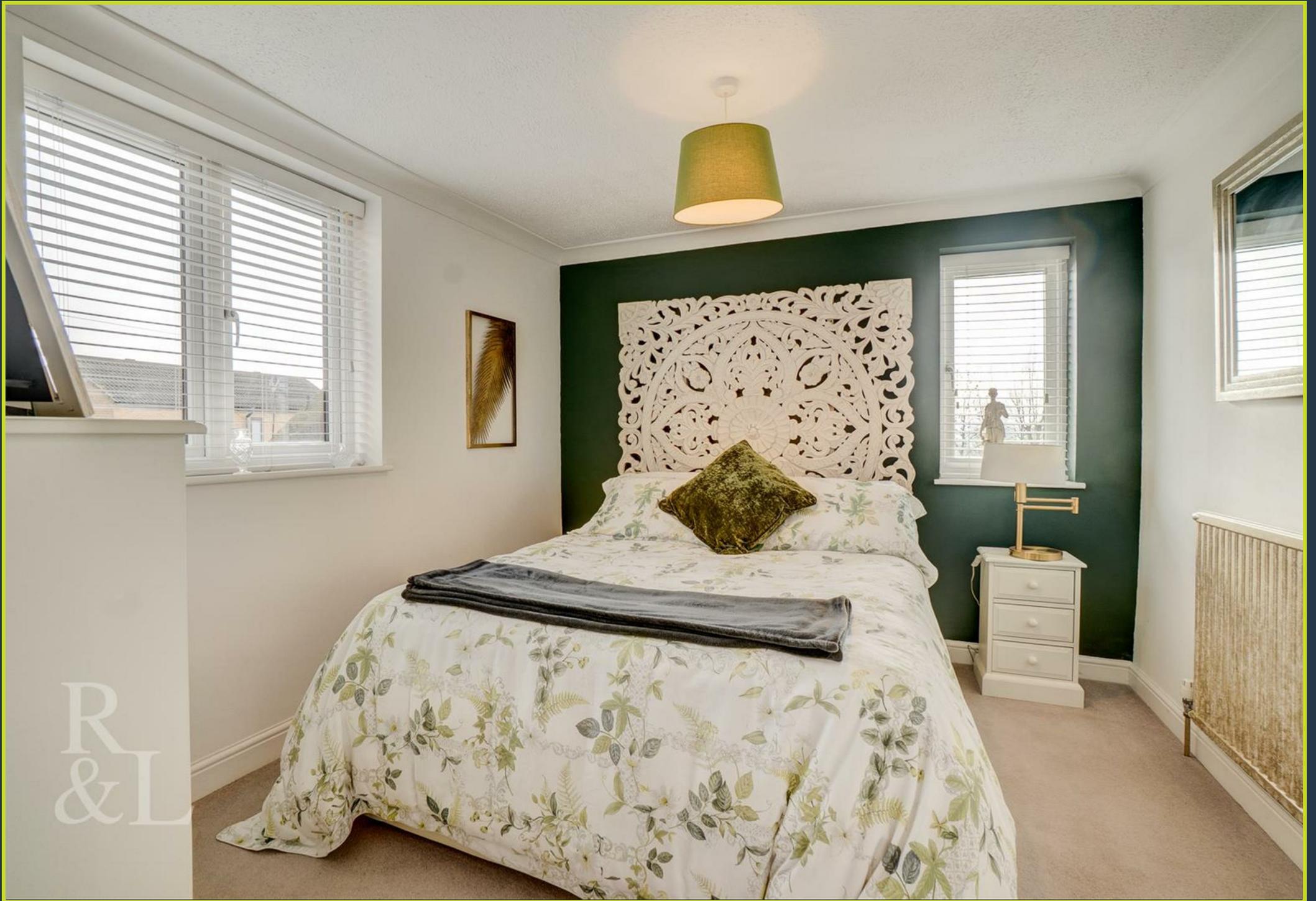
To the first floor there are three well proportioned double bedrooms. The master bedroom offers built in wardrobes and built in shoe rack positioned over the stairs. Bedroom two also includes built in storage space and bedroom three features dual aspect windows. All three bedrooms share a top of the range tiled shower room consisting of a walk in shower with rainfall shower head along with a wash basin and WC.





- Three Double Bedroomed Immaculately Presented Family Home
- High Quality Fixtures And Fittings And Top Of The Range Integrated Kitchen Appliances
- Two Sizable High End Conservatories Allowing Relaxation And Dining Areas
- Beautifully Presented Landscaped Rear Garden With Patied And Decking Seating Areas.
- Generous Size Plot With Ample Off Street Parking With A Private Driveway
- Built In Wardrobes And Storage Space
- Close By To Numerous Amenities And Excellent Transport Links To The Surrounding Areas And Into The City Centre
- In The Catchment Area For Highly Regarded Secondary And Primary Schools
- Viewing Highly Recommended
- EPC Rating - D // Freehold - Council Tax Band - E



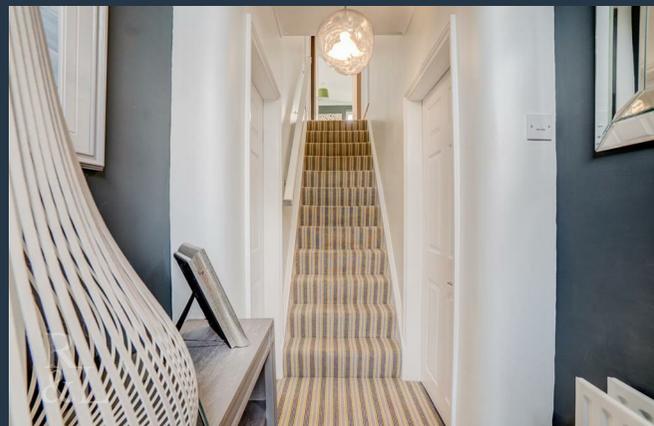


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Facing the property there is substantial off street parking due to the property being set back from the road allowing for a slight sweeping double driveway allowing for multiple cars and a front lawn aligned with flower beds and mature hedgerow.

To the rear of the property there is a spacious landscaped garden with a beautiful patio area to start off from those French doors of from the sun lounge and back door from the kitchen. Comprising of sheltered summer seating areas, decking which can incorporate a hot tub, bricked storage shed. Not to mention the immaculately presented garden showcasing raised and ground floor flower beds, mature shrubbery and hedgerows. The rear garden is enclosed by fenced borders.

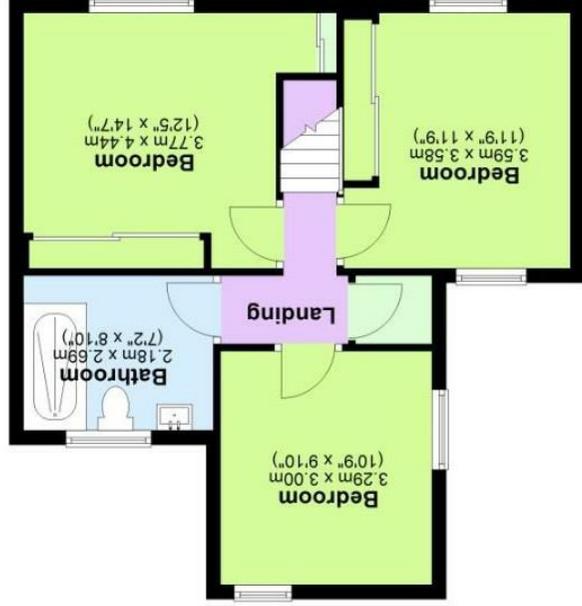
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England & Wales	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Potential
62	78

Environmental Impact (CO₂) Rating

England & Wales	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Potential

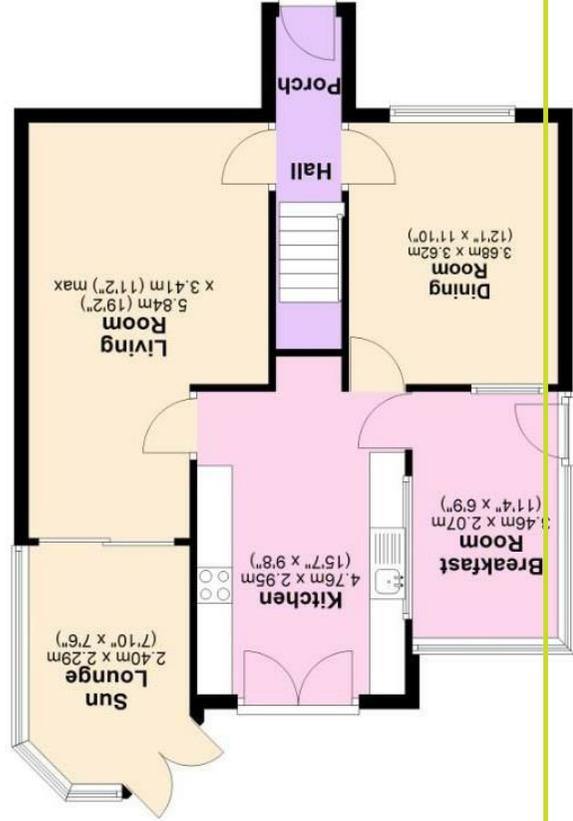
EPC



First Floor
Approx. 46.7 sq. metres (502.7 sq. feet)



Total area: approx. 116.6 sq. metres (1254.6 sq. feet)



Ground Floor
Approx. 69.9 sq. metres (751.9 sq. feet)