

# SUPERIOR HOMES

# ROYSTON & LUND



# 61 Selby Lane

Keyworth | NG12 5AQ

£595,000

Royston and Lund are delighted to bring to the market this detached, four bedroom property set on this highly sought after road in the Rushcliffe village of Keyworth, offered to the market with no onward chain.

Offering a versatile and flexible layout with the potential to refurbish and extend (subject to relevant permissions) the ground floor accommodation comprises an entrance hallway off which there are two dual aspect reception rooms to the front of the property both with windows to the front and side elevations. The main reception room off to the right has a feature fireplace with internal glazed double doors opening to the dining room at the rear of the property which in turn has a sliding door providing access to the rear garden and an internal door to the kitchen/breakfast room, also with a door to the rear garden. The kitchen comprises a range of integrated appliances including a dishwasher, oven, hob and extractor hood with a useful pantry/storage cupboard. Off the kitchen there is a generous utility/boot room which also benefits from a door opening to the rear garden. Completing the ground floor is a downstairs W/C.

To the first floor, a landing leads to the master bedroom which benefits from a generous en-suite shower room comprising a w/c, wash hand basin and shower. The second bedroom is also a generous double and has the added benefit of fitted wardrobes as well as cupboard space over the stairs. Bedrooms three and four overlook the rear garden and all share a family bathroom comprising a w/c, wash hand basin and shower.

To the front of the property, a driveway provides off-street parking leading to a 'proper' detached double garage with two garage doors to the front and a pedestrian door to the side. A pathway to the side of the garage leads through the front garden which is lawned and bordered by a selection of shrubs and bushes.





- Detached
- Four Bedrooms
- En-Suite to Master
- Three Reception Rooms
- Enclosed, Private Rear Garden
- Detached Double Garage
- Highly Sought After Road
- No Onward Chain
- EPC Rating: TBC
- Council Tax Band: E

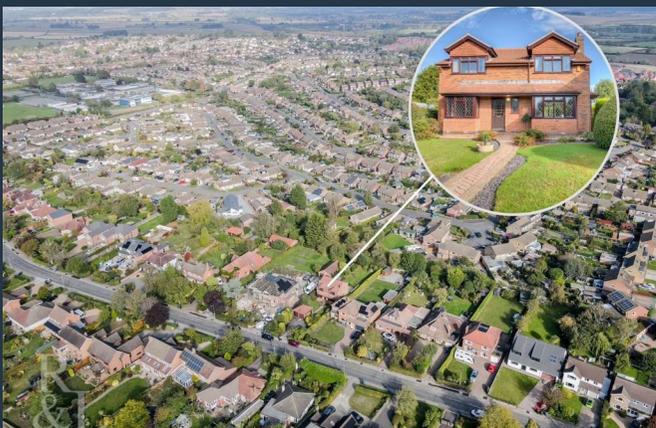








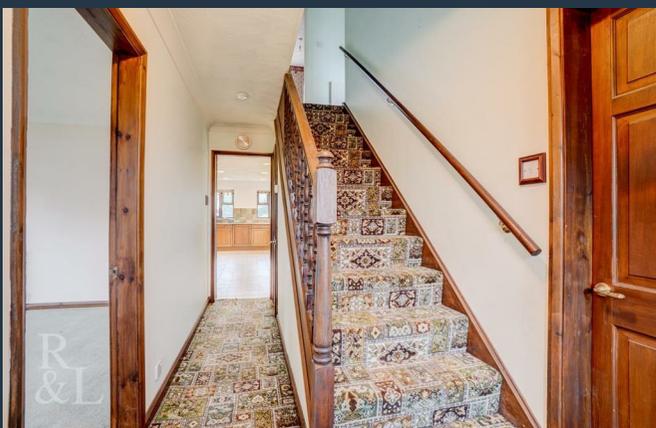
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To the rear of the property, the enclosed garden is well maintained and mainly laid to lawn with a selection of shrubs, trees and bushes with a summerhouse and greenhouse.

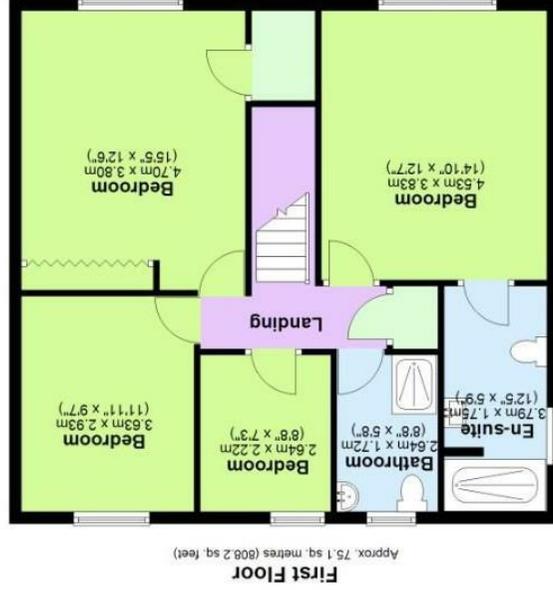
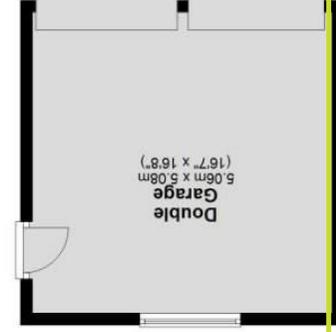


Selby Lane is ideally located for easy access to both the Parade and The Square with the wide range of local amenities Keyworth has to offer close by including shops, takeaways, health centre, dentists and leisure centre. The regular bus service runs through to the larger hubs of West Bridgford and Nottingham City Centre with easy access to the A46, A52 and M1.



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.

Total area: approx. 188.8 sq. metres (2032.6 sq. feet)



Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions
Current	Potential

EPC

