



99 Mount Pleasant

Keyworth | NG12 5ES | Guide Price £280,000

ROYSTON
& LUND

- Three Bedrooms
- Ample Off Street Parking
- Downstairs WC
- Close By To Numerous Amenities
- EPC Rating - B
- Semi Detached
- Open Plan Ground Floor
- Log Burner
- Catchment Area For Well Regarded Schools
- Freehold - /// Council Tax Band - C





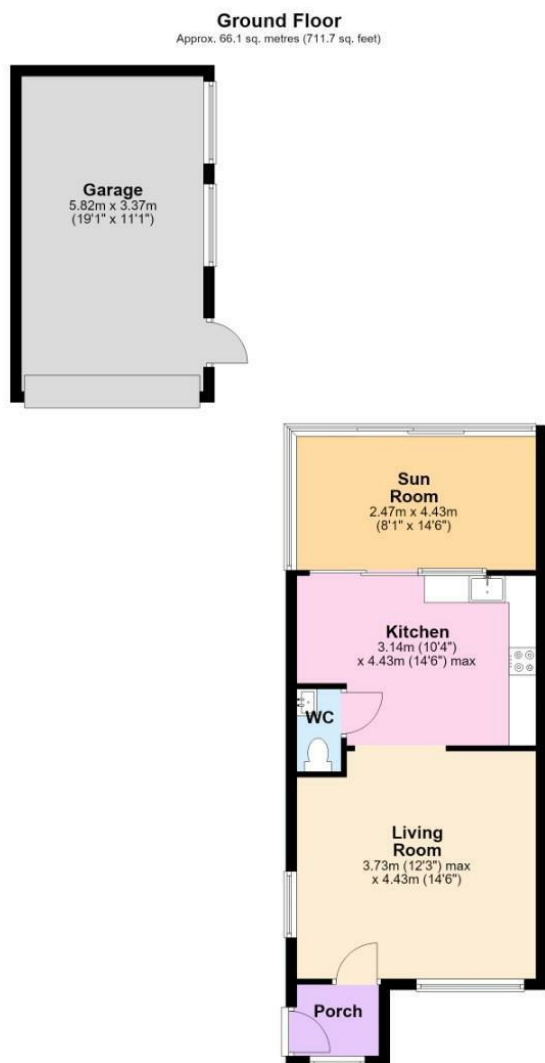
A well-appointed three-bedroom semi-detached family home situated in the desirable village of Keyworth. Being well presented throughout, with an open-plan ground floor layout, the property benefits from Keyworth's variety of local amenities, highly regarded schools and excellent transport links. This property would be a great fit for a growing family.

Ground floor accommodation comprises an initial porch that leads into the main reception room, which flows through into the kitchen/diner to the rear aspect, granting access to the sunroom, which in turn has sliding doors opening onto the rear garden, creating a lovely flow throughout the house. High-quality fixtures and fittings complement the property, such as a feature log burner in the living room and top-of-the-range base and wall units in the kitchen, complete with integrated appliances. The ground floor is completed with a downstairs WC.

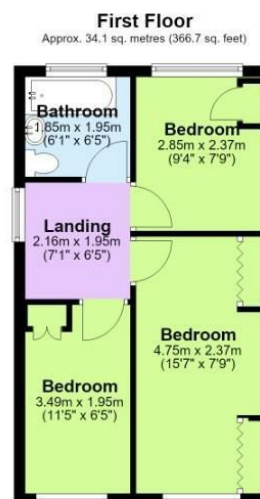
To the first floor, there are three well-proportioned bedrooms. The master bedroom and bedroom two are both doubles, whilst the third bedroom is a spacious single. All bedrooms share a three-piece family bathroom suite consisting of a bath with a shower overhead, along with a wash basin and WC.

To the front of the property, there is ample off-street parking via a large driveway, with gated access leading down to a single garage. To the rear is a low-maintenance garden, featuring a lawn and patio area, perfect for family enjoyment and providing an ideal space for outdoor seating and alfresco dining during the summer months.





Total area: approx. 100.2 sq. metres (1078.3 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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

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