



89 Mount Pleasant

Keyworth | NG12 5EG | Offers Over £375,000

ROYSTON
& LUND

- Detached family home
- Two reception rooms
- Bathroom and two en-suite's
- Walking distance to primary and secondary schools
- EPC rating D
- Four double bedrooms
- Kitchen and utility room
- Off street parking
- Freehold
- Council tax band D





Royston and Lund are pleased to bring to the market this four double bedroom family home in Keyworth. The property is set over three storeys and benefits from a 4-piece family bathroom as well as two en-suites. The garage has been partially converted to make way for a utility room while still leaving a storage room.

Entering into the hallway we have access into the lounge, kitchen, utility room and stairs to the first floor. The lounge benefits from fitted shutters and a feature fireplace and has double doors that open up into the dining room at the rear. The kitchen benefits from integrated appliances including a double oven, gas hob, extractor fan, fridge, freezer and a dishwasher. Off the dining room there is also a conservatory.

To the first floor there are three well proportioned double bedrooms that all have fitted shutters. There is also a four piece family bathroom consisting of a bath, shower, WC and wash basin and an en-suite shower room off the back bedroom. To the second floor there is a further double bedroom and an en-suite bathroom.

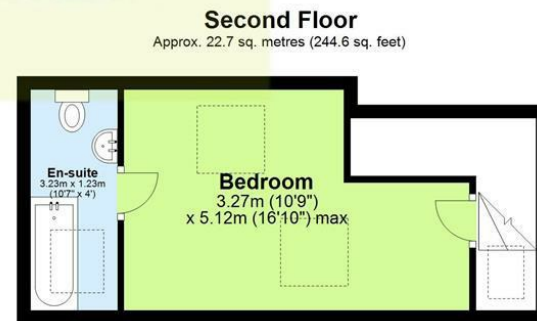
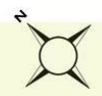
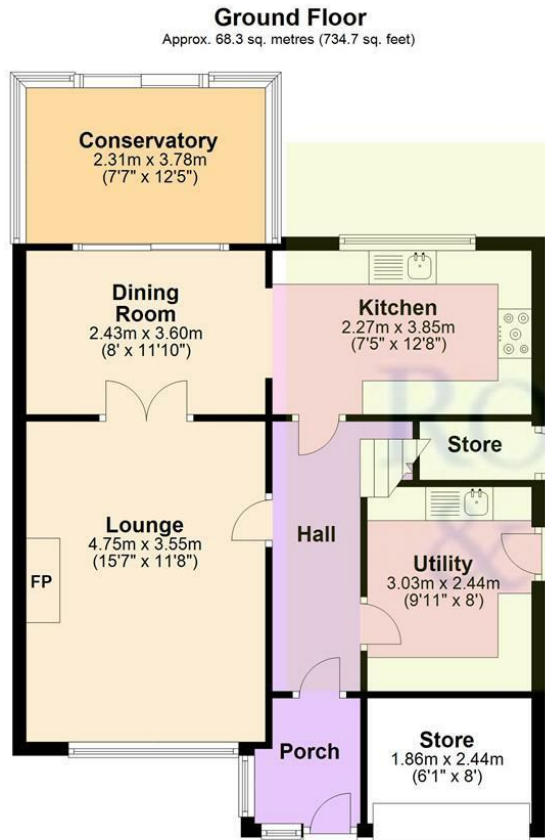
To the front of the property there is a double driveway, secure gated access down the side and a storage walk through down the left hand side. To the rear there is an enclosed garden with a patio area and a raised lawn.





EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 5px; display: inline-block;">80</div>
(81-91) B			
(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 (CO ₂) 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	



Total area: approx. 146.0 sq. metres (1571.4 sq. feet)

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