



59 Selby Lane

Keyworth | NG12 5AQ | Guide Price £750,000

ROYSTON
& LUND

- Detached Family Home on a Large Plot
- Gated In & Out Driveway
- Kitchen & Utility Room + D/S WC
- Close to Village Centre
- EPC Rating TBC Council Tax Band D
- Planning Permission Granted for another Detached Home
- Three Reception Rooms
- Potential To Add Value
- Freehold
- Guide Price £750,000 - £775,000





** GUIDE PRICE £750,000 - £775,000**

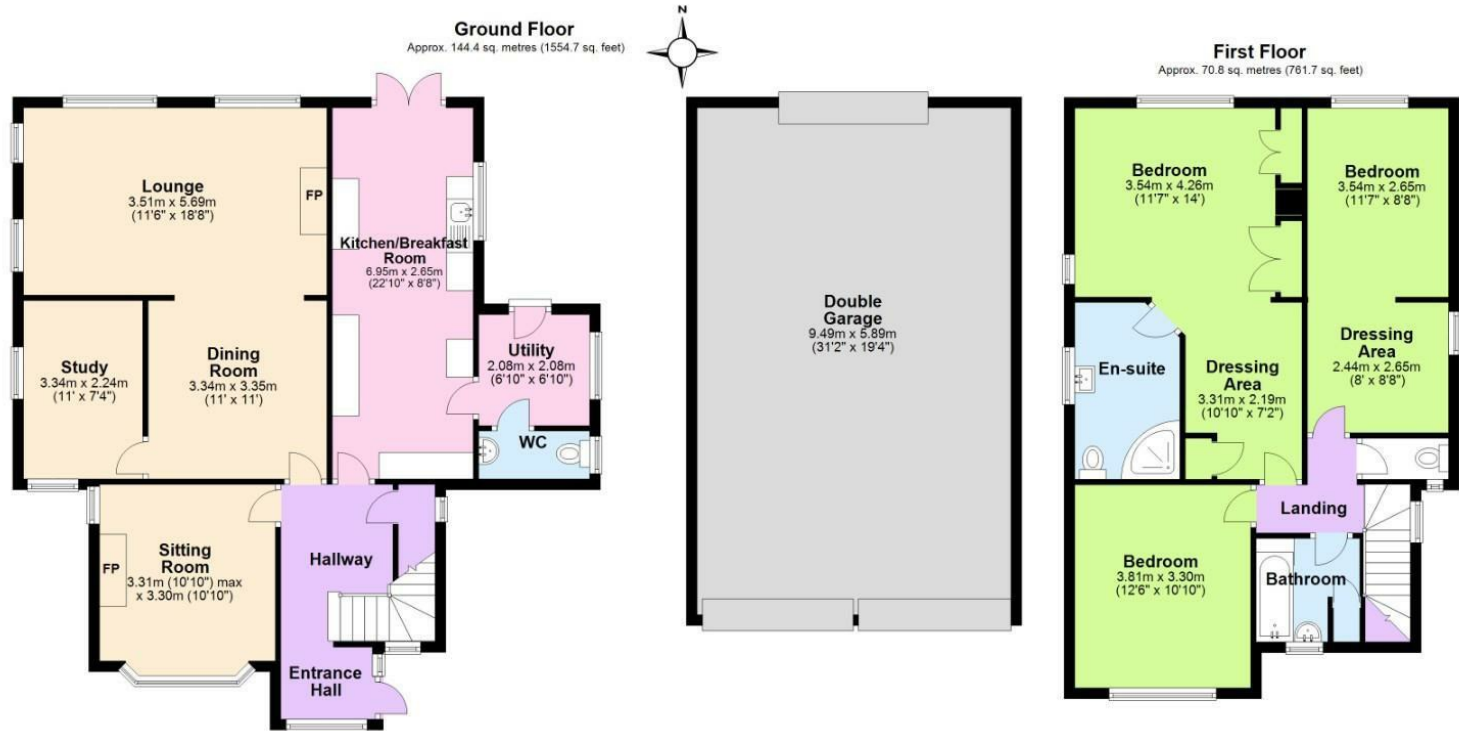
PLANNING PERMISSION GRANTED FOR SECOND DWELLING

Royston and Lund are pleased to bring to the market this detached family home set on a plot in excess of half an acre. Nestled within the highly coveted Selby Lane in Keyworth, this expansive plot offers an extraordinary opportunity for both luxury living and strategic investment. With the added advantage of planning permission for a second dwelling in the form of a 4 bedroom detached house, this property exemplifies the best of both worlds. The property benefits from ample off street parking with a gated in & out driveway that leads to a larger than average detached double garage that has entry points to the front & rear.



In brief the property comprises an entrance hallway with storage, a sitting room, dining room, lounge, study, kitchen breakfast room, utility room and a downstairs WC. To the first floor there are three well proportioned double bedrooms, a bathroom consisting of a bath with shower overhead, and wash basin and a separate WC. The two double bedrooms at the rear both benefit from dressing areas and the main bedroom also has an en-suite shower room.

This is a fantastic opportunity for someone looking to potentially add value to a property or hoping to buy a potential building plot.



Total area: approx. 215.2 sq. metres (2316.3 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

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.

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