



R
& L

10 Walton Drive

Keyworth | NG12 5FP | Guide Price £300,000

ROYSTON
& LUND

- Detached Family Home In Keyworth
- Two Reception Rooms
- Bathroom With A Separate WC
- Driveway Leading To A Garage
- Freehold - EPC Rating C
- Three Bedrooms
- Fully Fitted Kitchen
- Generous Plot
- Scope To Extend STPP
- Council Tax Band D





No Chain

Royston & Lund are pleased to present this detached property situated in Keyworth. The property is sold to the market with no upward chain and benefits from a generous plot so there is the scope to extend to the rear, subject to correct planning permissions. Keyworth offers a variety of facilities, including primary and secondary schools, health center, library and several churches.

The property requires cosmetic attention throughout but boasts plenty of potential on both floors. In brief, there is an entrance hall, good-sized lounge, dining room and a fully fitted kitchen. To the first floor there are three bedrooms; two doubles and a single. The bedrooms are complemented by the bathroom which includes a wash basin, bath and a separate WC.

Outside, to the front there is a driveway leading to a garage. To the rear there is larger than average garden which is fairly low maintenance and includes a patio area, artificial lawn and various plants/shrubs.



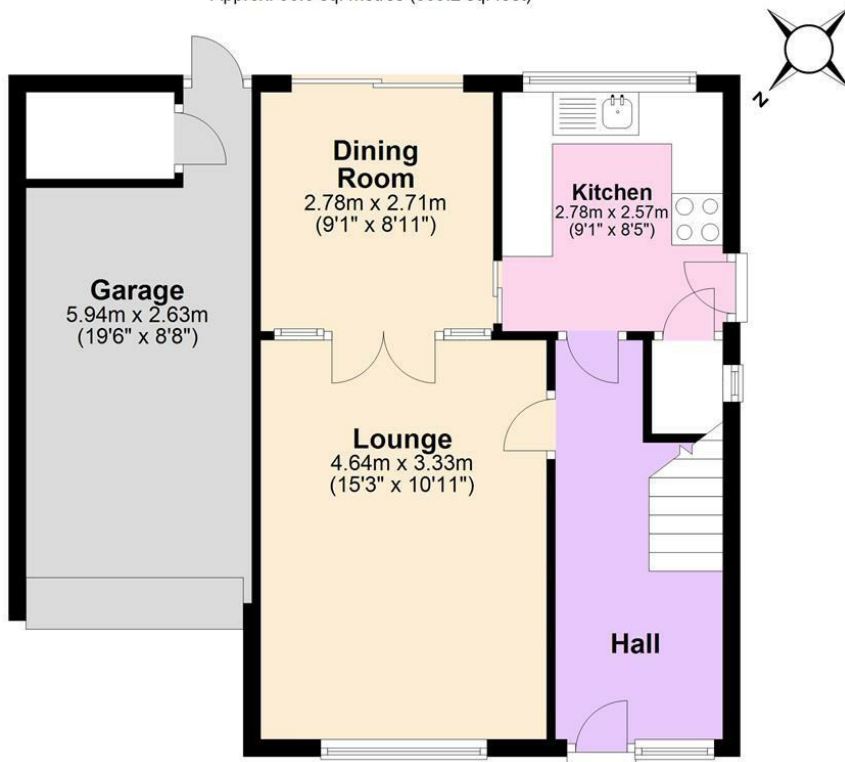


EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 83 |
| (69-80) C | | 69 | |
| (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 | |

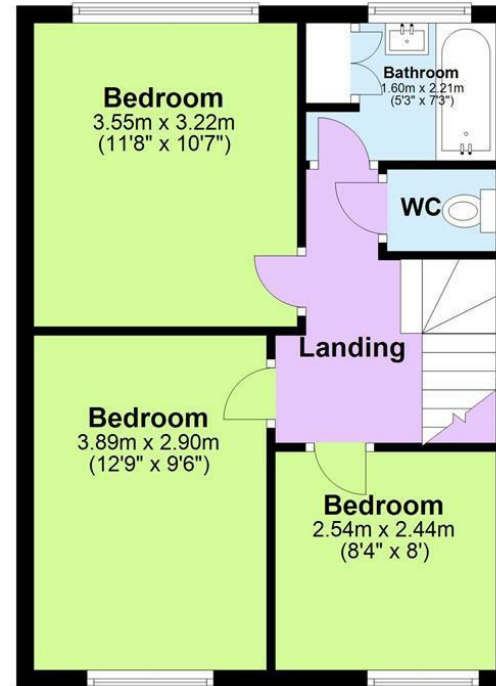
Ground Floor

Approx. 56.6 sq. metres (609.2 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 98.4 sq. metres (1059.2 sq. feet)

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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