



19 Orme Grove

| NG12 5RN | Guide Price £340,000

ROYSTON  
& LUND

- Detached
- Recenty Built
- En-Suite To Master Bedroom
- Dual Aspect Kitchen/Diner & Reception Room
- EPC Rating: B
- Three Bedroom
- Under Warranty
- Driveway & Garage
- Edge of Village Location
- Council Tax Band: D





**\*\*GUIDE PRICE £340,000-£360,000\*\***

Royston & Lund are delighted to market this recently built, detached, three bedroom home on Spinners Croft situated with a lovely outlook over one of the green areas to the front. A recently completed development by Miller Homes on the outskirts of the village of Keyworth.



Internal accommodation comprises an entrance hallway, downstairs W/C, full length dual aspect reception room benefitting from windows to the front and side elevation, full length dual aspect kitchen diner benefitting from a window to the front elevation and a window and French Doors to the side elevation, the French Doors giving access to the garden.

To the first floor there is a master bedroom benefitting from an en-suite shower room, two further bedrooms and a family bathroom.

A driveway to the side provides parking for multiple vehicles in tandem leading to a garage. There is also a private, enclosed, walled garden which is mainly laid to lawn.



### EPC

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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