



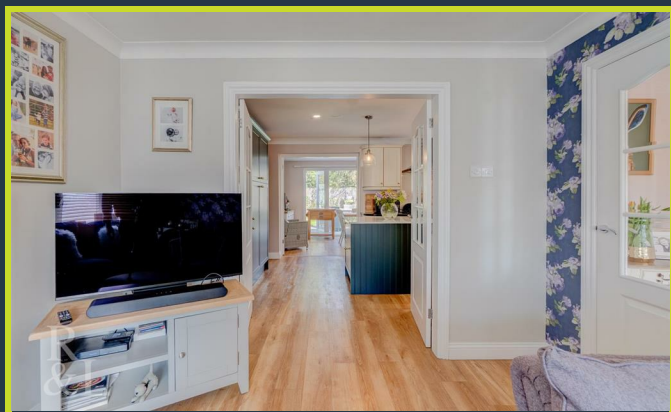
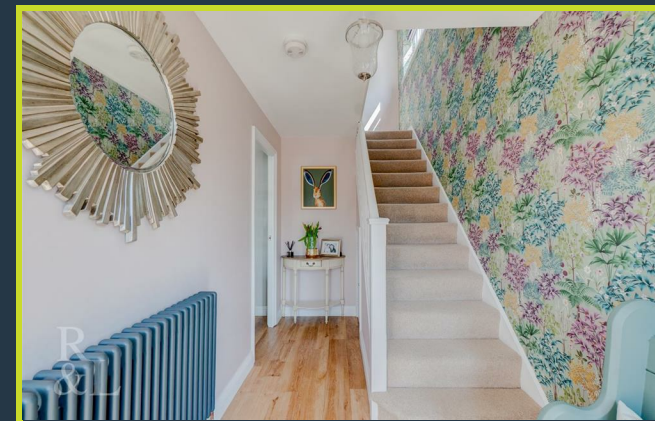
192 Mount Pleasant

Keyworth | NG12 5ET | Guide Price £320,000

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- Guide Price £320,000
- Off street parking and garage
- Private rear garden with patio area
- Granite worktops in kitchen
- Council Tax Band C
- Well presented three bedroom semi-detached
- Two reception rooms
- Recently refurbished
- Rear ground floor extension
- EPC Rating TBC







Royston & Lund are delighted to bring to the market this refurbished, extended, beautifully presented three bedroom semi-detached house located on a quiet street close to village centre of Keyworth.

Boasting a light and airy feel throughout the internal accommodation comprises a welcoming entrance hallway, a lounge with feature log burner, a spacious full width modern kitchen with granite worktops, a free-standing Rangemaster cooker with extractor hood, an integrated dishwasher, sink/drainer and an island. There is a full width extension to the rear currently used as the dining room. The ground floor benefits from new anthracite grey column radiators to all ground floor, with TV points available in the lounge, kitchen and extension.

To the first floor there are two double bedrooms, one single and a beautiful family bathroom comprising a traditional toilet, wash basin housed in a pink vanity unit, freestanding bath with rainfall shower over.

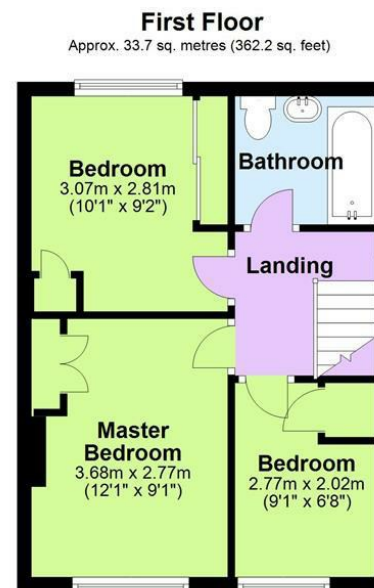
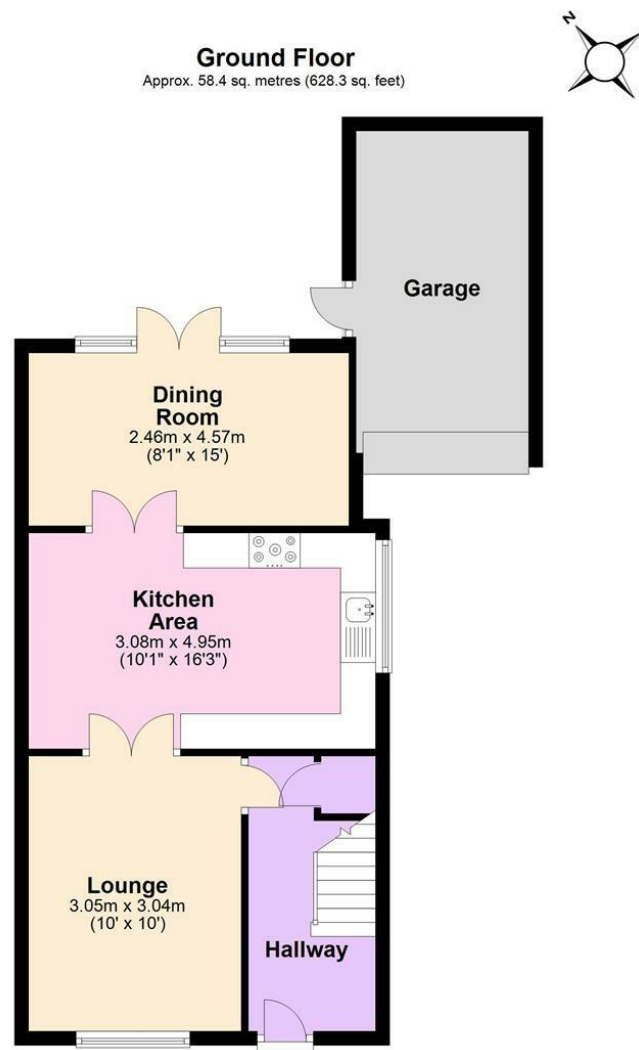
To the front of the property a full width block paved driveway provides off-street parking for multiple vehicles and leads down the side of the property to a detached garage which benefits from electricity and plumbing in place for a washing machine and tumble dryer.

To the rear is a beautiful, private, enclosed sun trap of a garden which enjoys a full width patio stretching up on one side to provide a second seating area behind the garage with a generous lawned area complimented by a selection of plants, shrubs, trees and bushes.

The property further benefits from planning permission which has been granted for a further extension to the side to create a downstairs w/c and utility room - Planning Ref: 22/00438/FUL.

Mount Pleasant is situated within easy reach of a wide range of local amenities including both Primary & Secondary Schools, shops, pubs, the leisure centre, doctors and dentists and is conveniently located for the A606, A52, A46 and M1.





Total area: approx. 92.0 sq. metres (990.5 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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