



100 Selby Lane

Keyworth | NG12 5AJ | £625,000

ROYSTON
& LUND

- Four Bedrooms
- Downstairs WC
- Built In Wardrobes
- Excellent Transport Links
- EPC Rating - E
- Ample Off Street Parking
- Utility Room
- Close By To Numerous Amenities
- Countryside Views
- Freehold - Council Tax Band - F





Royston and Lund are delighted to bring to the market this four bedroom detached property located in the desirable village of Keyworth. Situated close by to numerous amenities such as local shops, pubs as well as highly sought after schools, this property would be a great fit for a growing family.

Ground floor accommodation comprises of a generous size living room and which front and rear aspect windows, just off through an opening is a dining room area which grants access to the rear garden via sliding doors, giving the reception room an open plan feel. The kitchen is an ample size with integrated appliances such as an eye level oven, hob and extractor fan, with room to add further freestanding. Off from the kitchen is a convenient utility space for white goods whilst granting access to the spacious single garage and a door granting side access to the property which in turn leads you to the rear garden. The ground floor benefits from a downstairs WC.

To the first floor there is a large landing space which lends itself to four well proportioned double bedrooms. All four bedrooms have the ease of built in wardrobe space and share a generous size four piece suite bathroom consisting of a separate bath and shower.

Facing the property there is ample off street parking due to a spacious driveway leading to a single integral garage and also canopy porch leading to the front door. To the rear there is a large garden starting with a patio area leading down onto a lawn which looks over stunning countryside.



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 (CO₂) 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. 154.7 sq. metres (1664.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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