



15A Rose Grove

| NG12 5HE | £475,000

ROYSTON  
& LUND



- Three Bedrooms
- Ensuite
- South Facing Garden
- Built In Wardrobes
- EPC Rating: C
- Immaculately Presented
- Separate Utility Room
- Integrated Kitchen Appliances
- Ample Off Street Parking With Detached Double Garage
- Freehold - Council Tax Band Rating - E





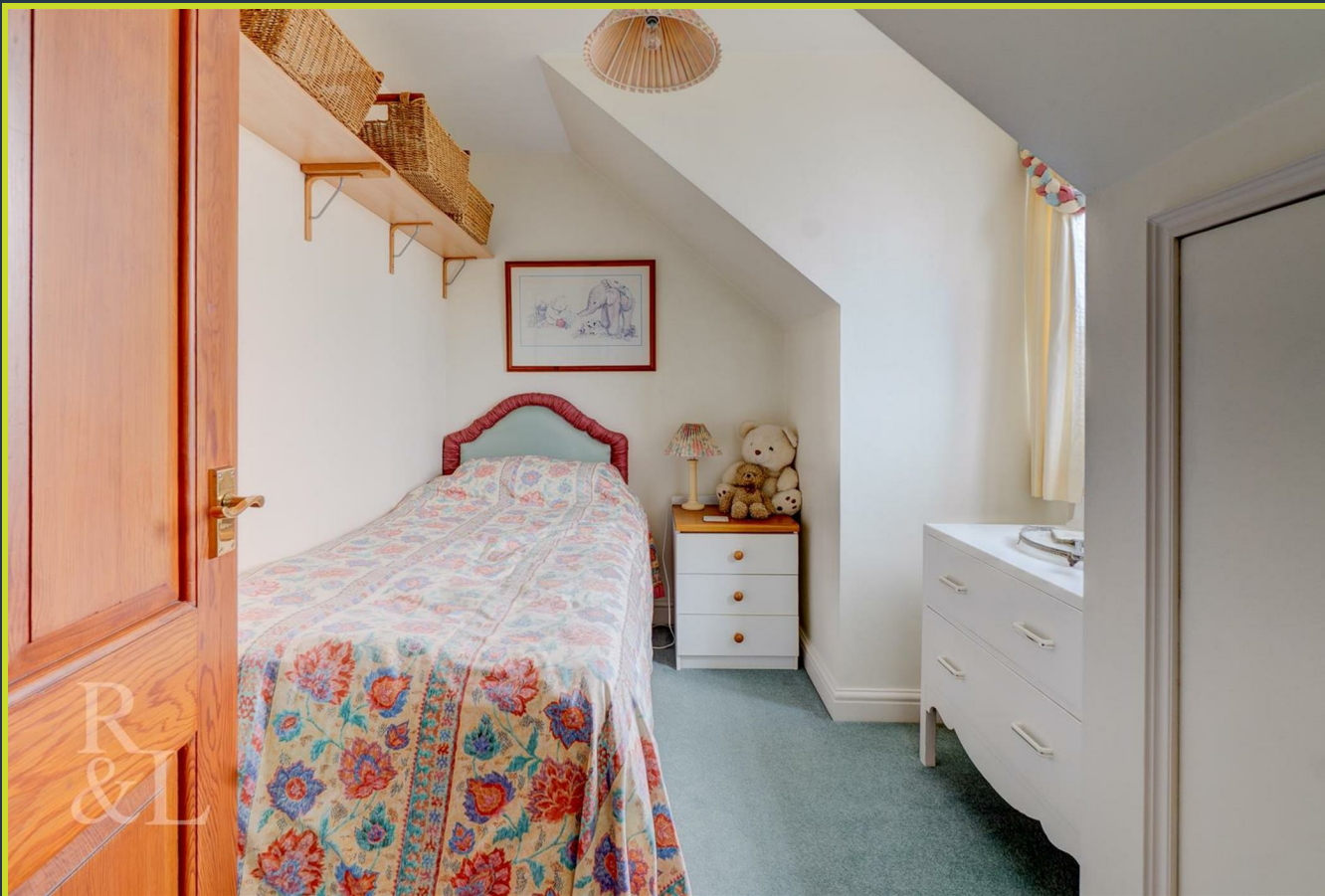


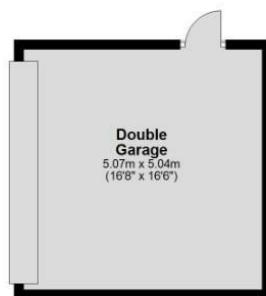
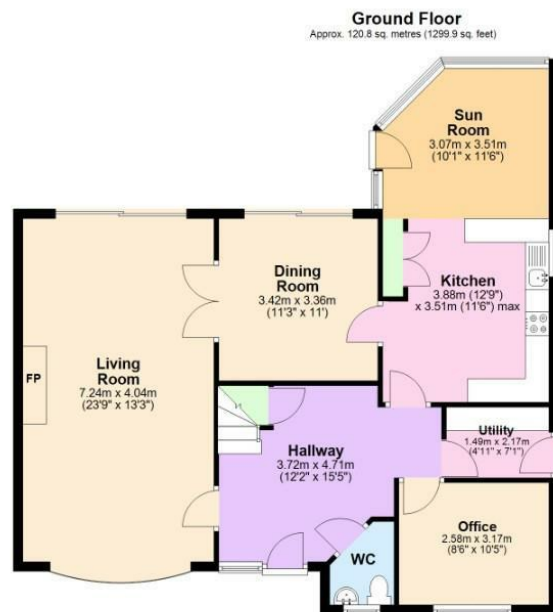
Royston and Lund are delighted to bring to the market this well positioned three bedroom detached property located in the desirable village of Keyworth. Slightly set back from the road due to ample off street parking and convenient detached double garage, being in the catchment area for well regarded schools as well as having amenities close by such as local shops and pubs along with an excellent bus route service. This property would be a great fit for a growing family.

Ground floor accommodation comprises on a generous size living room with a front aspect bay window flooding the room with natural light and to the rear sliding doors leading you into the garden. Just off from the living room is the dining room which has ample space to entertain guests and furthermore allows access to the rear garden via sliding doors. Continuing through the reception rooms you come into the kitchen area, where there are integrated appliances such as an oven, hob and extractor fan and slimline dishwasher as well as ample cupboard space. The kitchen area lends itself to an extended conservatory space granting additional access to the rear garden. The ground floor boasts a further utility room, office space and downstairs WC.

To the first floor there are three well proportioned bedrooms. The main bedroom benefits from a four piece ensuite, the remaining bedrooms share a further four piece suite bathroom.

Facing the property there is ample off street parking due to a generous size driveway and double garage and to the rear there is a immaculately scaped south facing rear garden with patio area and lawn space with flower beds and mature shrubbery, as well as a separate garden space containing shed and greenhouse.





Total area: approx. 194.4 sq. metres (2092.5 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.



**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>	71	81
(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		

**England & Wales**

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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.

**ROYSTON  
& LUND**