

SUPERIOR HOMES

ROYSTON & LUND



10 The Leys

Keyworth | NG12 5NU

Offers In Excess Of £850,000

Royston and Lund are delighted to bring to the market this detached, three bedroom bungalow set on a glorious plot measuring just over 1/2 an acre in a prestigious cul-de-sac location in one of Rushcliffe's most sought after villages, Normanton on the Wolds. Offered to the market with no onward chain.

Interior accommodation comprises a welcoming entrance hallway, off which there is a generous, dual aspect living room with two bay windows to the front elevation and a sliding door to the side elevation. The dining room has internal doors from the living room and the kitchen with more than enough room to accommodate family and friends, this room also has a sliding door to the rear garden. The kitchen is a versatile space with integrated appliances including an eye level oven, hob and extractor fan, as well as a built in dishwasher and fridge freezer. The kitchen area provides ample storage space along with a pantry. Also off the hallway is a guest w/c. An internal hallway leads to three well proportioned bedrooms, all containing built in wardrobe or storage space. The main bedroom benefits from an en-suite shower room comprising a shower and wash hand basin. All bedrooms also have access to a separate bathroom comprising a three piece suite with a bath with shower overhead along with a wash basin and W/C.

Set back from the road, to the front of the property a driveway provides off-street parking for multiple cars leading up to a detached double garage. Off the garage to the rear are three separate rooms currently set up as an office, utility room and store room.

To the rear, a generous, private, garden is accessed via the kitchen/breakfast room, the dining room or the lounge with side access to either side and a gated pathway running between the property and the garage enclosed by mature hedges to both side boundaries as well as the rear.





- Detached Bungalow
- Three Bedrooms
- Just Over 1/2 Acre Plot
- Detached Double Garage
- No Onward Chain
- Potential For Refurbishment & Redevelopment
- Cul-De-Sac Location
- One Of Rushcliffe's Most Desirable Villages
- EPC Rating: TBC
- Freehold - Council Tax Band - G





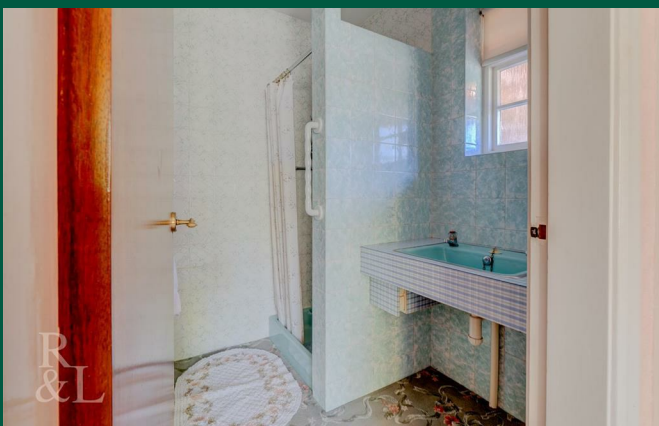
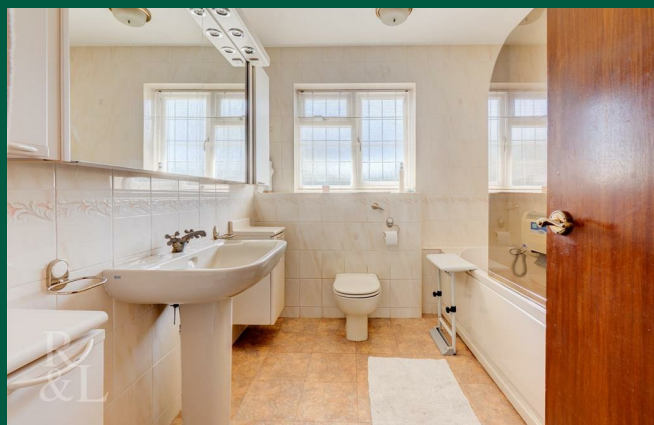






With a full width patio and large lawned area featuring a garden igloo the property offers so much potential for refurbishment and redevelopment (subject to relevant permissions).

Normanton on the Wolds is one of the most highly regarded villages locally with a multi-award winning local pub and incredible countryside walks just a short drive away from West Bridgford and Nottingham with the A46, A52 and A60 all easily accessible.



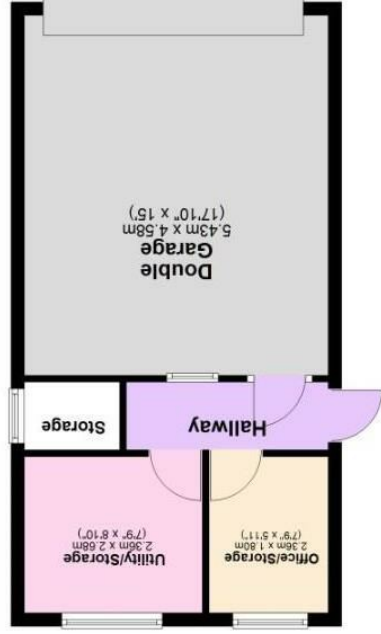
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Total area: approx. 168.0 sq. metres (1808.2 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 Planlup.



Ground Floor
Approx. 168.0 sq. metres (1808.2 sq. feet)



England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	Potential	

England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO2 emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO2 emissions		
Current	Potential	

Environmental Impact (CO ₂) Rating		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO2 emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
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(92 plus)	A	
Very environmentally friendly - lower CO2 emissions		
Current	Potential	

EPC

