

SUPERIOR HOMES

ROYSTON & LUND



49 Selby Lane

Keyworth | NG12 5AQ

Offers In Excess Of £550,000

Royston & Lund are delighted to bring to the market this detached, two bedroom bungalow set on a generous plot of approximately 1/3 of an acre on one of Keyworth's most sought after roads, offering scope to either extend or develop (subject to relevant permissions).

Planning permission had been granted previously for the erection of a five bedroom property which has now lapsed - Ref: 14/00213/FUL.

The current internal accommodation comprises a conservatory/sun room to the front leading to a welcoming entrance hallway off which there is a generous reception room, two double bedrooms - one boasting a lovely dual aspect with windows to the side and rear and the front bedroom benefitting from full width floor-to-ceiling fitted wardrobes, a separate study, an open plan kitchen/diner to the rear incorporating a stylish range style gas hob and range oven with extractor fan along with a built in dishwasher with more than enough room to add further freestanding appliances. Off from the kitchen is also a utility space. A family bathroom complete with four piece suite comprising a low level W/C, wash hand basin, bath and separate shower.

The bungalow sits perfectly in the middle of the plot, set back from the road with a generous driveway providing off street parking for multiple vehicles leading to the detached garage. The remainder of the front garden is mainly laid to lawn bordered by fences and hedges making it nice and private. To the rear, the garden is mainly laid to lawn with a full width patio, a large timber summerhouse complete with power and four sheds with a selection of trees, shrubs, bushes and plants.





- Bungalow
- Detached
- Two Bedrooms + Separate Study
- Approx. 1/3 of an Acre Plot
- Planning Granted Previously for 5 Bed House
- Detached Garage
- Large Driveway
- Close To Local Amenities
- EPC Rating: D
- Council Tax Band: E











Selby Lane is ideally located for easy access to both the Parade and The Square with the wide range of local amenities Keyworth has to offer close by including shops, takeaways, health centre, dentists and leisure centre. The regular bus service runs through to the larger hubs of West Bridgford and Nottingham City Centre.



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.



Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
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		
Potential	Current	
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
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		
Potential	Current	

EPC

