



**Smiths**  
your property experts

# Mill House

Selby Lane, Keyworth

- Individually designed detached family home
- Set back from the road behind a generous frontage
- Light, spacious, and beautifully appointed interiors
- Open-plan 'living' kitchen and two reception areas
- Four good-sized bedrooms and two bathrooms
- Generous and mature rear gardens with a private aspect
- Private block-paved driveway and an integrated garage
- Further development and extension potential STP

## General Description

Smiths Property Experts offer to the market this exceptional four-bedroom detached home on the sought-after Selby Lane in the Rushcliffe village of Keyworth. Mill House is an individually designed and built property set on an impressive plot with open views to the rear and offering excellent privacy. The interiors, upgraded considerably by the current owner, are well curated and have a lovely feel. There is also further development potential, with considerable scope to increase the value should the eventual purchaser wish to extend the footprint and living area.







## The Property

Benefiting from all mains services, the internal accommodation spans two floors and extends to approximately 1,703 square feet, including the integral garage, which is also fitted with useful utility space. The current owner has substantially improved the property throughout, with beautifully appointed interiors that include both a newly fitted kitchen and a family bathroom installed by 'La Casa Interiors'. There is also a new wood-burning stove in the sitting room.

Expect to find three main reception areas accessed from the central entrance hall, namely the sitting room, the snug, and an impressive open-plan 'living' kitchen to the rear with direct garden access. There is also a downstairs WC. Upstairs, centred around the first-floor landing, are four good-sized bedrooms all capable of taking double beds, an airing cupboard, and a beautifully refitted main bathroom. The principal bedroom is currently utilised as a studio but also benefits from a dressing area with built-in wardrobes and a private en-suite shower room.

## The Outside

The property occupies a superb plot extending to approximately one-sixth of an acre, with a private block-paved driveway and mature lawned gardens to the front. Set behind a mature Copper Beech hedgerow, there is privacy from the lane.

The rear gardens are a particular feature of the property. With mature hedgerows to the right and left perimeters, and open views across the school playing fields to the rear, the garden feels bright, spacious and private. Central lawns across two tiers are complemented by mature trees, shrubbery, and perennial planting. There is a generous seating terrace to the immediate rear of the kitchen, providing true 'inside-outside' living.





## The Location

Keyworth is a large village situated six miles southeast of Nottingham city centre. The village offers an excellent and varied range of amenities, as well as a well-supported bus route. Surrounded by beautiful open countryside, there is a range of excellent eateries, public houses, garden centres, and village pursuits all within easy reach. Of note are the excellent local primary and secondary schooling options. Conveniently placed for access to Nottingham, Derby, Loughborough, and Melton Mowbray.

## Property Information

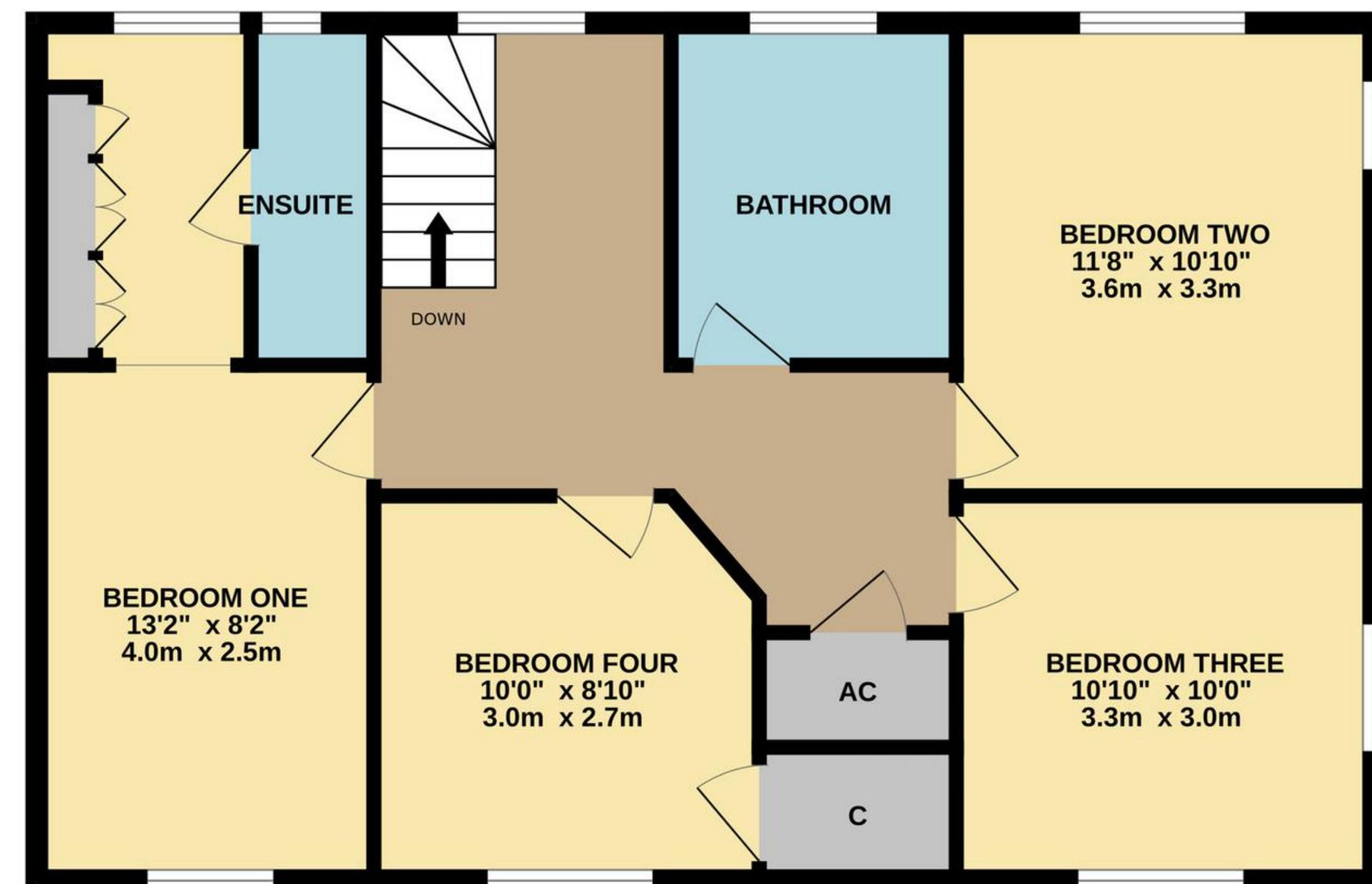
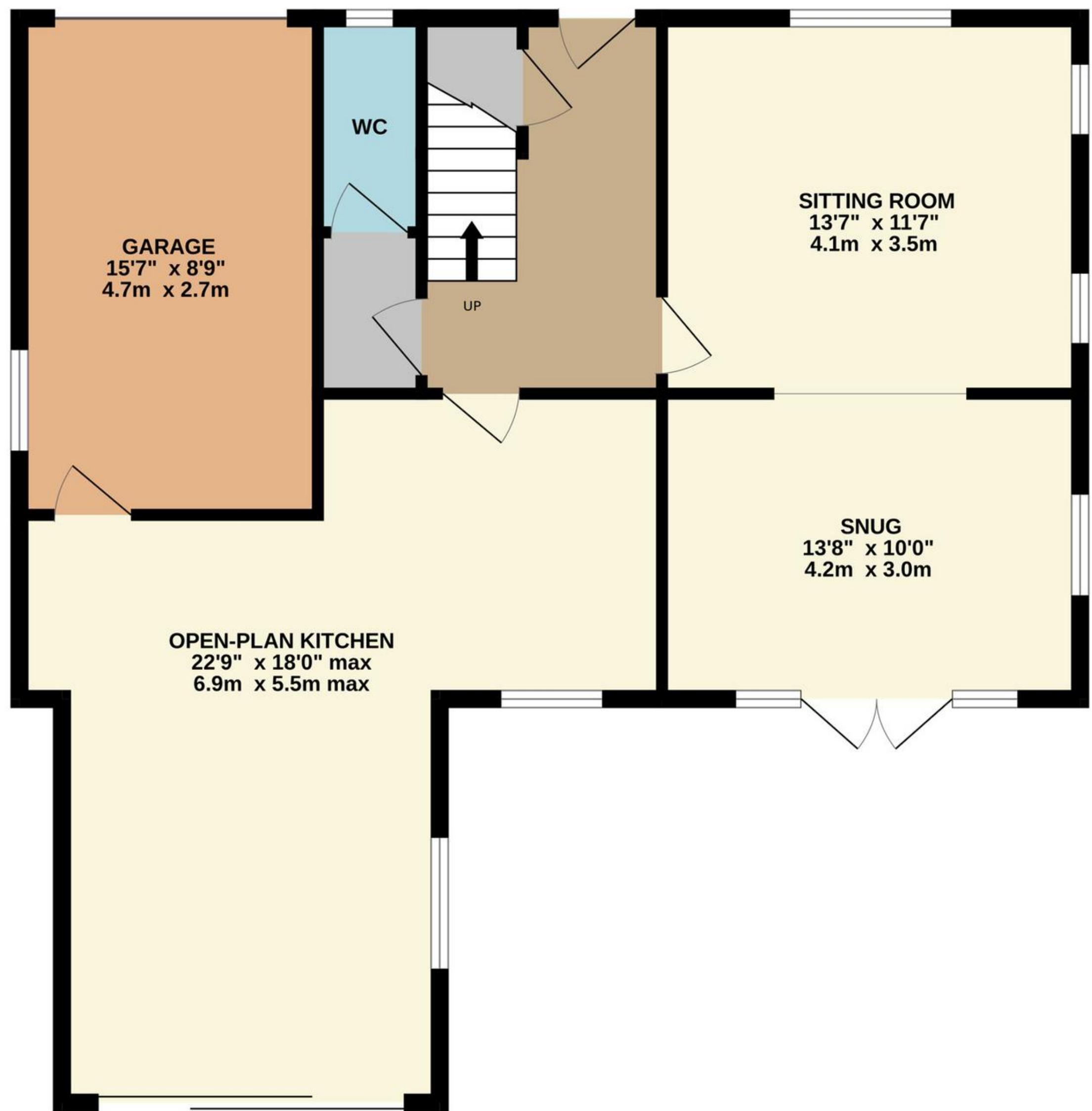
EPC Rating: D.

Tenure: Freehold. Council Tax Band: E.

Local Authority: Rushcliffe Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.



**TOTAL FLOOR AREA : 1703 sq.ft. (158.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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