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Holly Farm, Lings Lane

Keyworth, NG12 5AY

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A delightful farmhouse style home, part of a pleasant courtyard development of similar properties. The Holly Farm development was constructed approximately 17 years ago in a vernacular style and sits on the edge of the South Nottinghamshire village of Keyworth.





The property is superbly maintained, with stunning views over open countryside. The property is very inviting and a comfortable living environment, perfect for a modern-day family, with accommodation over three floors.

- Delightful family home in courtyard settings
- Superb countryside views
- Breakfast kitchen & utility room
- Five-bedrooms & four bathrooms
- Garaging/ Carport for four cars
- Sought-after school catchment
- Thriving village location
- Council Tax Band - F
- Tenure - Freehold





On entering the property, you are greeted by a light and airy entrance hallway with a traditional staircase to the first floor and doors leading to a two-piece WC suite, the lounge, the dining room and open plan living kitchen to the rear. The lounge has a dual aspect with views to the front and to the rear, overlooking the countryside views. The kitchen to the rear is a great space for entertaining, with the kitchen island, snug area and utility room off.

To the first floor this is the generous master bedroom with walk in wardrobe and superb en-suite bathroom. There are two further bedrooms, one having an en-suite shower room and the other which has the use of the generous family bathroom.

To the second floor are two further good-sized bedrooms both of which benefit from built-in storage and have the use of a shared shower room.

Outside the property benefits from excellent parking and garaging facilities, with two undercover parking spaces within a carport and a detached double garage. There is a delightful front garden laid to lawn, and stunning rear garden with lawned area and large paved patio area, ideal for alfresco entertaining, and the views over the local countryside are second to none.

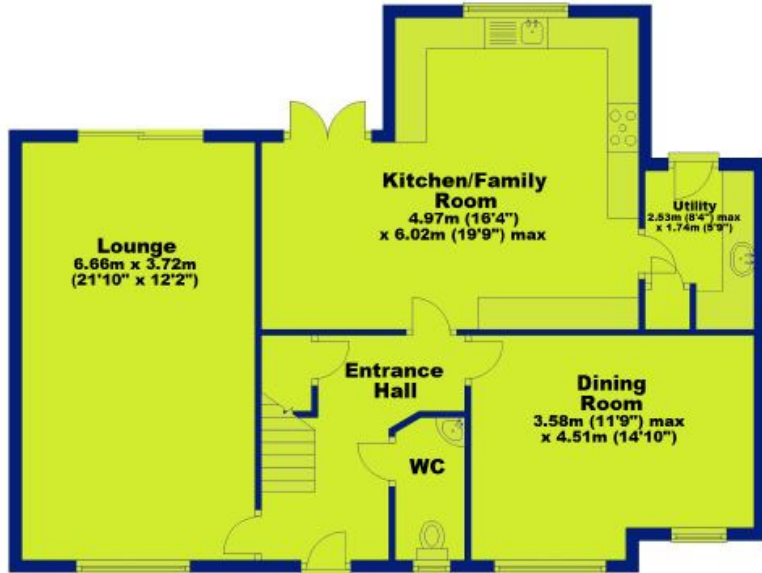
Holly Farm is located off Lings Lane on the outskirts of Keyworth village. The village offers a wide range of services and amenities including a medical centre, dentist, various supermarkets and other facilities helpful to day-to-day life. The village also offers schooling at both primary and secondary levels. For the commuter there is ease of access to Nottingham city centre as well as various road links including the A52, A46 and M1 motorway. For those needing to travel further afield there are various rail links including East Midlands Parkway and East Midlands Airport which is approximately 15 miles away.





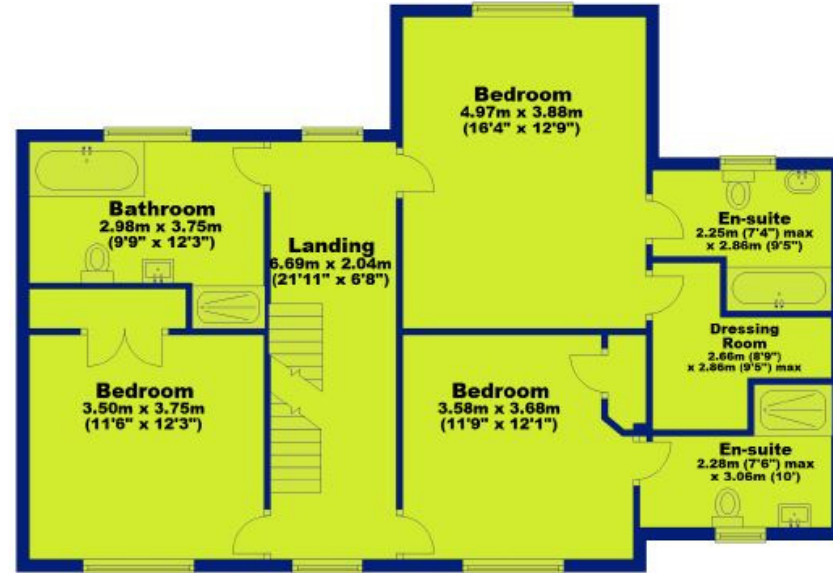
Ground Floor

Approx. 83.6 sq. metres (900.3 sq. feet)



First Floor

Approx. 90.0 sq. metres (968.4 sq. feet)



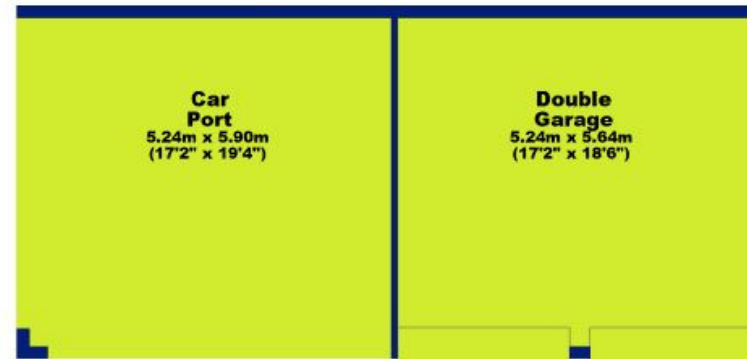
Second Floor

Approx. 51.8 sq. metres (557.3 sq. feet)



Outbuildings

Approx. 61.0 sq. metres (656.5 sq. feet)



Total area: approx. 286.4 sq. metres (3082.5 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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