# Superior Homes

Royston & Lund

# 188 Mount Pleasant

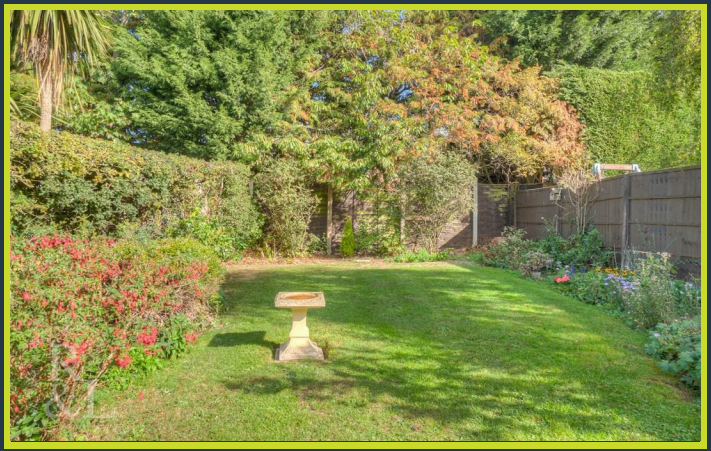
Keyworth | NG12 5ET

£320,000

Royston and Lund are delighted to bring to the market this four-bedroom semi-detached property located in the ever-desirable village of Keyworth. Situated close to the numerous amenities the village has to offer, including local shops, pubs and cafés, the property is also within the catchment area for well-regarded schools and benefits from excellent transport links into the city centre. This property would be a great fit for a growing family.

Upon entry, you are greeted by an initial porch which leads straight into the generously sized living room, which consists of a large front-aspect window flooding the room with natural light, pieced together with a gas fireplace and stairs leading to the first floor. Off from the living room is the dining room to the rear aspect, boasting plenty of room for family and friends whilst leading into the rear garden through sliding doors, with the kitchen positioned to the right-hand side. The kitchen is ample in size and showcases high-quality base and wall units that house integrated appliances, including an oven, hob and extractor, along with a built-in fridge and freezer, with further room to add freestanding appliances. Additional access is granted to the rear garden via a back door.

To the first floor, there are four well-proportioned bedrooms. The master bedroom and bedrooms two and four all showcase built-in wardrobes or additional storage space. The third bedroom is positioned over the carport. All four bedrooms share a modern-styled three-piece bathroom consisting of a bath with a shower overhead, along with a wash basin and WC.



- Four Bedrooms
- Semi Detached Family Home
- Ample Off Street Parking
- Really Well Presented Throughout
- Carport And Detached Single Garage
- Close By To Numerous Amenities
- Excellent Transport Links
- In The Catchment Area For Well Regarded Local Schools
- EPC Rating - TBC
- Freehold - Council Tax Band - C

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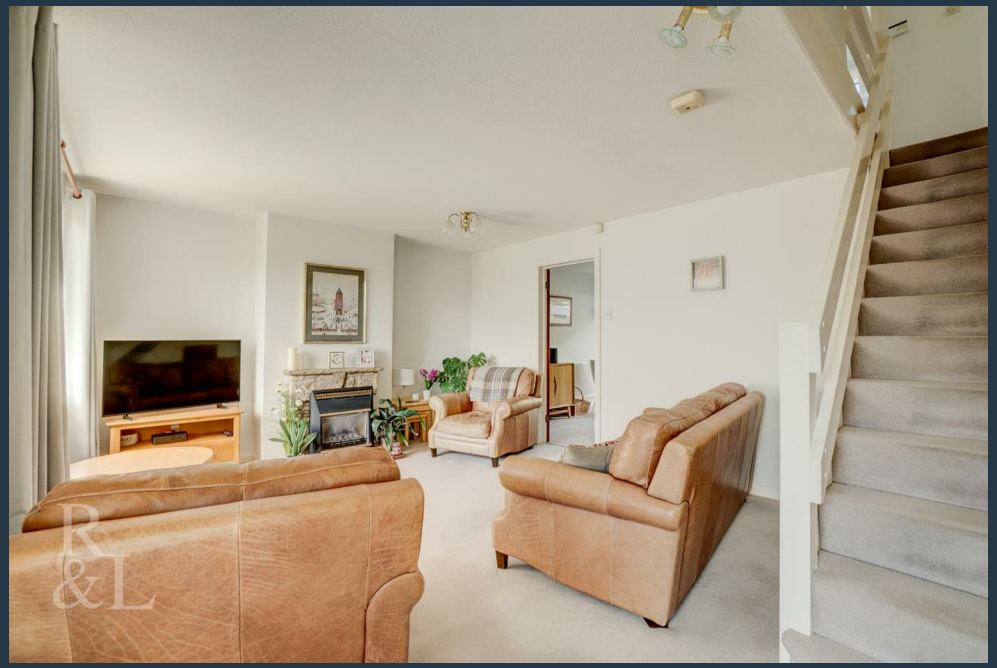

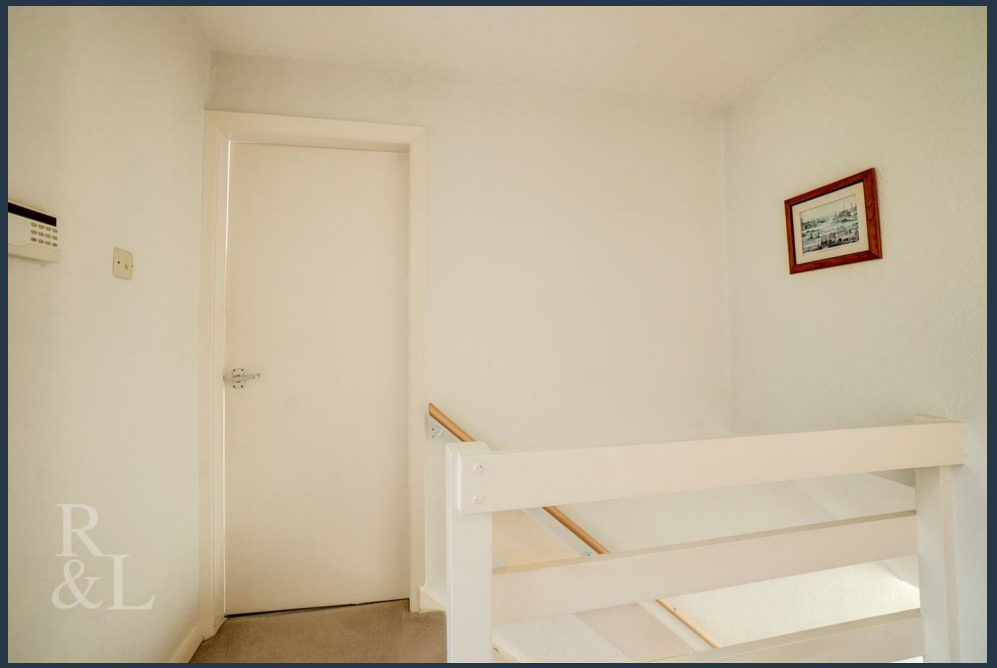

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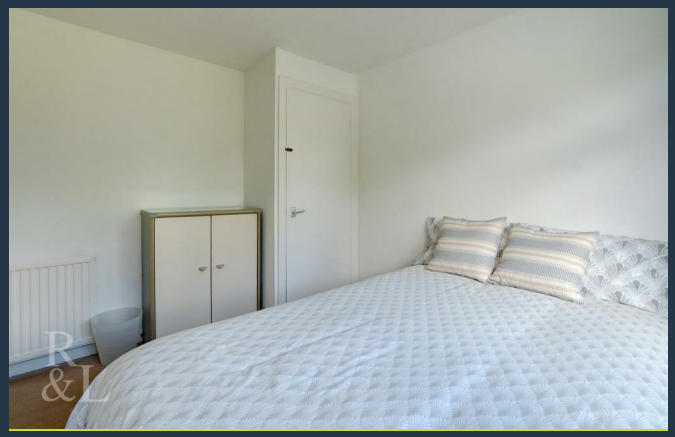
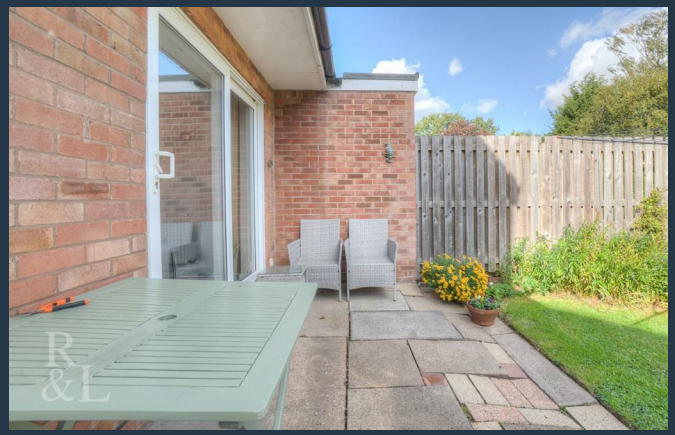




Facing the property, there is ample off-street parking via a double tandem driveway fitting several vehicles, a garden area to the front and a carport leading to a single garage to the rear.

The rear garden, although north-west facing, benefits from an ample amount of light, especially during the summer months. A patio area provides space for outdoor seating, leading onto a lush lawn that stretches back to the rear aspect, lined with flower beds and enclosed by fenced borders.

## Ground Floor

Approx. 54.2 sq. metres (582.9 sq. feet)

## First Floor

Approx. 47.8 sq. metres (514.8 sq. feet)

Total area: approx. 102.0 sq. metres (1097.7 sq. feet)

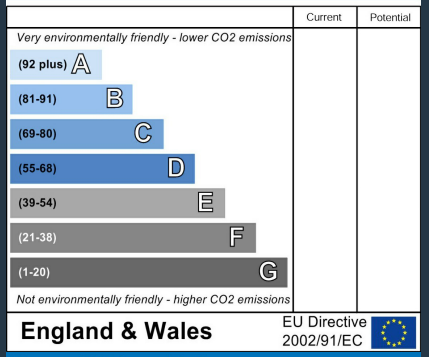
The Property Ombudsman

naea | propertymark PROTECTED

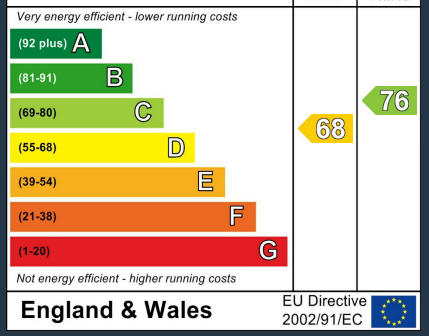
THE GUILD PROPERTY PROFESSIONALS

## EPC

### Environmental Impact ($CO_2$) Rating




### Energy Efficiency Rating

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ROYSTON & LUND