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&L

82 Spinney Road

Keyworth | NG12 5NG | Guide Price £235,000

ROYSTON
& LUND

- Two Bedroom End Terrace
- Off Street Parking
- Integrated Appliances
- Four Piece Suite Bathroom
- EPC Rating - D
- Extended
- Stunning Views To The Rear
- Well Presented Throughout
- Close By To Numerous Amenities
- Freehold Council Tax Band - B





****SCENIC VIEWS TO THE REAR****

Royston and Lund are delighted to bring to the market this deceptively large two bedroom end terrace property measuring in excess of 1100 sq.ft, located in the desirable village of Keyworth. Situated close by to numerous amenities that Keyworth has to offer from local shops, pubs and cafes. Excellent local schools and fantastic transport into the City Center and the surrounding villages.

Ground floor accommodation comprises an entrance hall that leads into the living room and stairs to the first floor. The living room showcases a front aspect window flooding the room with natural light and showing more than enough room for the family. Off from the living room is the ample size dining room which boasts space for guests whilst seamlessly connecting to the kitchen on the left hand side and the conservatory to the rear aspect which in turn leads into the garden. The kitchen features base and wall units which house an integrated oven, hob and extractor and plenty more room to add further freestanding appliances. The ground floor is completed with a ground floor WC, inner hallway from the second entrance and useful under stair storage.

To the first floor there are two well proportioned double bedrooms. Both bedrooms have built in wardrobes and share a large four piece suite bathroom consisting of a bath and separate enclosure, along with a wash basin and WC.

Facing the property there is ample off street parking via a single driveway. To the rear there is a low maintenance tiered garden with flower bedding, lawn space and seating areas which overlook scenic views. There is also a wooden shed for storage.

For more information: https://reports.sprift.com/property-report/?access_report_id=5573485

Freehold





Total area: approx. 102.4 sq. metres (1102.0 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	68	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
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		

England & Wales EU Directive 2002/91/EC

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