

# Fred.

ESTATE AGENTS



## 7 Keen Grove

Motherwell

### Offers over £380,000



5



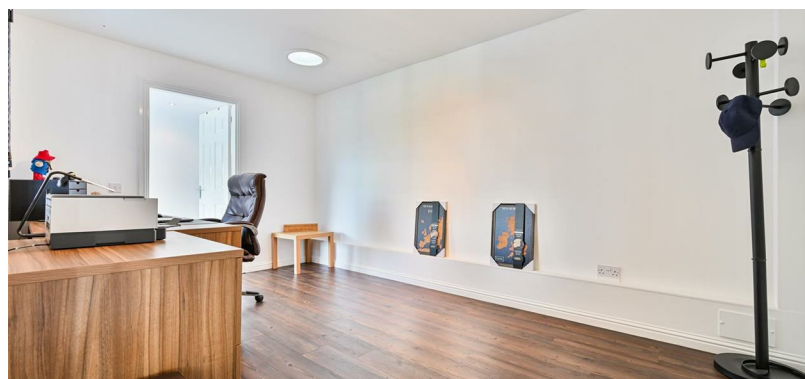
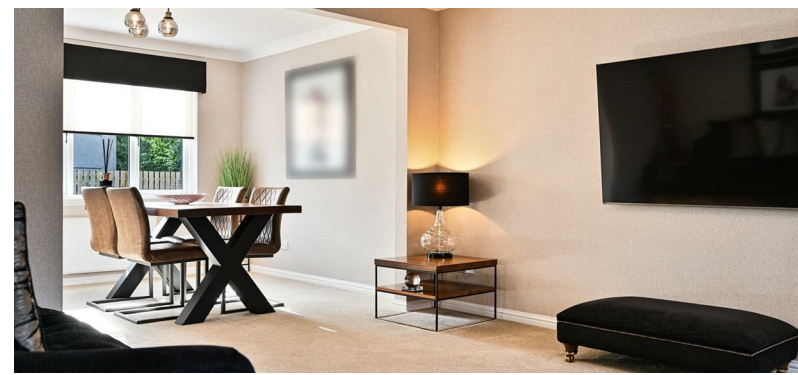
5



4



B





This outstanding and substantial five-bedroom detached home offers an impressive amount of versatile accommodation, including the added benefit of a thoughtfully converted double garage, creating excellent potential for downstairs living. Situated within a popular residential estate, this exceptional home provides four public rooms and five bathrooms, making it an ideal choice for those looking for generous space and flexibility.

The welcoming entrance hallway leads through to a bright and spacious living room, featuring a beautiful bay window which fills the room with natural light. To the rear, the dining room provides an excellent space for family meals and entertaining. The gorgeous modern fitted kitchen benefits from a useful breakfast nook, while a separate utility room provides additional practical space. The adjoining sun room creates a lovely additional family space with direct access to the garden.

Also located on the ground floor is a further public room, currently utilised as a home office, which leads through to the impressive converted double garage. This space has been thoughtfully designed to provide a generous additional bedroom along with a shower room, offering excellent flexibility for guests, extended family or those looking for the possibility of complete downstairs living.

Upstairs, the accommodation continues with a spacious master bedroom featuring fitted wardrobes and a fully tiled ensuite with a large double shower. Three further generous bedrooms all benefit from storage, with two of the bedrooms being served by a convenient Jack and Jill ensuite. Completing the upper level is the stunning family bathroom, finished to a high standard with stylish marble-effect tiling and elegant brass finishings.

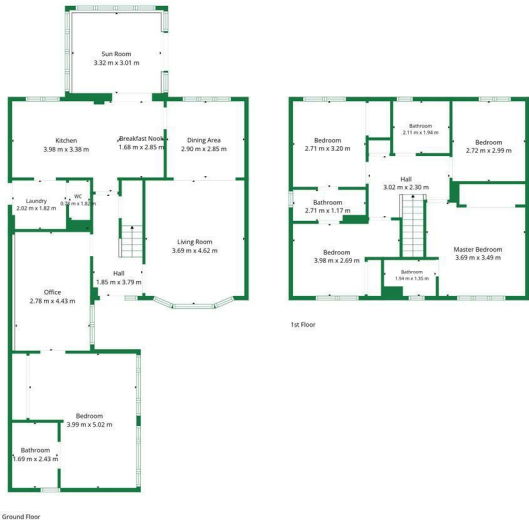
Externally, the property benefits from beautifully maintained gardens, with generous grass areas and slabbed patio sections providing plenty of space for outdoor dining, relaxing and entertaining. Multi-car parking is available to the front of the property, adding further practicality to this impressive home.

Motherwell offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74 & M8 providing convenient access to the central belt. The town also offers excellent public transport, with train and bus services providing links to the surrounding areas.

## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

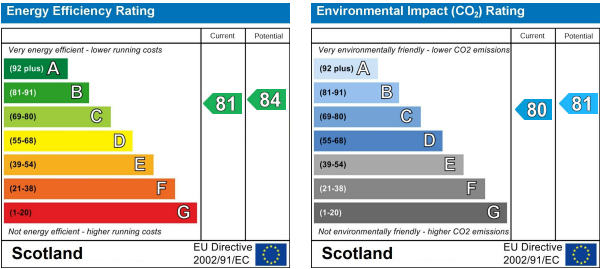
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



**TOTAL: 168 m<sup>2</sup>**  
Ground floor: 105 m<sup>2</sup>, 1st floor: 63 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 12 m<sup>2</sup>



## Energy Efficiency Graph



438 Brandon Street, Motherwell, North Lanarkshire, ML1 1XA  
01698 305618 | info@fredestateagents.co.uk