

SUPERIOR HOMES

ROYSTON & LUND



12 Wysall Lane

Keyworth | NG12 5AG

Guide Price £950,000

This impressive detached family home offers a unique blend of space, comfort, and stunning countryside views. Built in the 1960's, this skilfully extended property spans three floors, providing ample room for family living and entertaining.

With six well-proportioned bedrooms, including a conveniently located ground floor bedroom adjacent to a modern bathroom, this home is designed to cater to a variety of lifestyles. The two spacious reception rooms create an inviting atmosphere, perfect for both relaxation and social gatherings.

The open and flowing countryside views over Wysall Lane enhance the charm of this residence, allowing you to enjoy the beauty of nature from the comfort of your home.

Set on a fantastic plot, the property features a double garage and an abundance of off-road parking, accommodating up to eight vehicles. This is particularly advantageous for families or those who enjoy hosting guests.

Situated on the outskirts of the sought-after village of Keyworth, you will find yourself in a peaceful yet vibrant community, with local amenities and scenic walks just a stone's throw away. This remarkable home is not just a property; it is a lifestyle choice, offering the perfect balance of rural tranquillity and modern living. Don't miss the opportunity to make this exceptional house your new home.





- Impressive Detached Family Home That Has Been Skilfully Extended
- The Property Spans Three Floors, Providing Ample Room For Family Living And Entertaining
- Six Well-Proportioned Bedrooms, Including A Conveniently Located Ground Floor Bedroom Adjacent To A Modern Bathroom,
- Large Kitchen Diner, Conservatory, Two Spacious Reception Rooms Create An Inviting Atmosphere
- Four Modern Fitted Bathrooms On Each Level, The Main Bedroom With En-suite Accessed Through The Dressing Room
- Good Sized Entrance Hallway, Ground Floor W.c And A Ample Sized Utility Room
- Set On A Fantastic Plot With Countryside Views Over Wysall Lane, A Double Garage And An Abundance Of Off-road Parking
- Situated On The Outskirts Of The Village But Just A Short Walk To The Center and A Host Of Amenities
- Freehold, EPC Rating C, Council Tax Band E
- Internal Viewing Highly Recommended To Appropriate Size And Condition

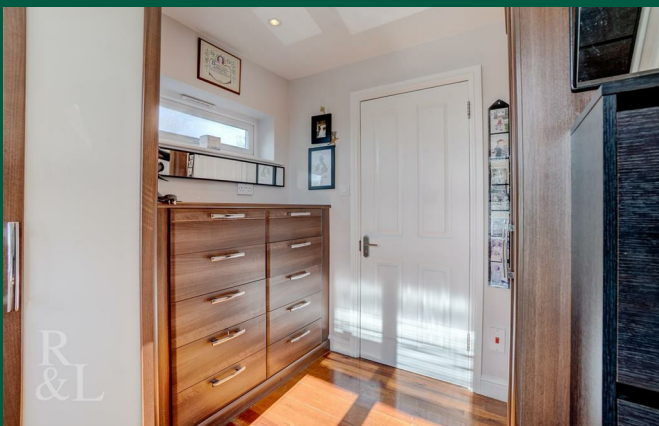








R
&L



Keyworth is a popular residential village which is situated approximately 8 miles to the South of Nottingham. This desirable location offers a rural setting with country living, yet offering a variety of shops that include a Co-op, Morrisons and Sainsburys convenience stores, beauticians, hairdressers, library, butchers, Doctors and Dentist Surgeries.

The many local eateries include a range of tea rooms, cafes, Birds bakery, takeaways, public houses and restaurants as well as being in close proximity to the award winning Perkins Bar & Bistro.



Keyworth boasts three primary schools and Secondary Schooling at The South Wolds Academy and Sixth Form which has an impressive Ofsted rating. There are also private day nurseries for younger children.

There are many sports facilities including a Leisure Centre with swimming pool and Gym, as well as rugby, football, bowls, cricket and tennis clubs for all ages. The Key Health Club is a popular destination for many local people. The Keyworth recreation ground has an activity park, Village hall and hosts the popular Village event. Other facilities can be found such as Platt Lane Skatepark and Nottingham Road Play Area for younger children.



Keyworth is within easy access of all major road networks, East Midlands Airport, East Midlands Parkway Station and Nottingham City Centre. Public transport is well catered for by Trent Barton's 'The Keyworth' a regular bus service in to Nottingham and West Bridgford.

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.



Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Not environmentally friendly - higher 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
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Not energy efficient - higher running costs
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not energy efficient - higher running costs
	72	77