



4 Lowlands Drive

| NG12 5HG | Offers In Excess Of £300,000

**ROYSTON  
& LUND**

- Detached Bungalow
- Well Presented Throughout
- New Carpets And Flooring Throughout
- \*\*CHAIN FREE\*\*
- EPC Rating - D
- Three Bedroom
- Integrated Kitchen Appliances
- Ample Off Street Parking With Driveway And Integral Garage
- Close By To Numerous Amenities
- Freehold - Council Tax Band - C





**\*\*CHAIN FREE\*\***

Royston and Lund are delighted to bring to the market this three bedroom detached bungalow located on Lowlands drive in Keyworth. Situated close by to numerous amenities such as local shops, pubs and cafes. Not to mention excellent transport links into the City Centre and the surrounding villages. This property would be an excellent fit for buyers wanting to downsize.

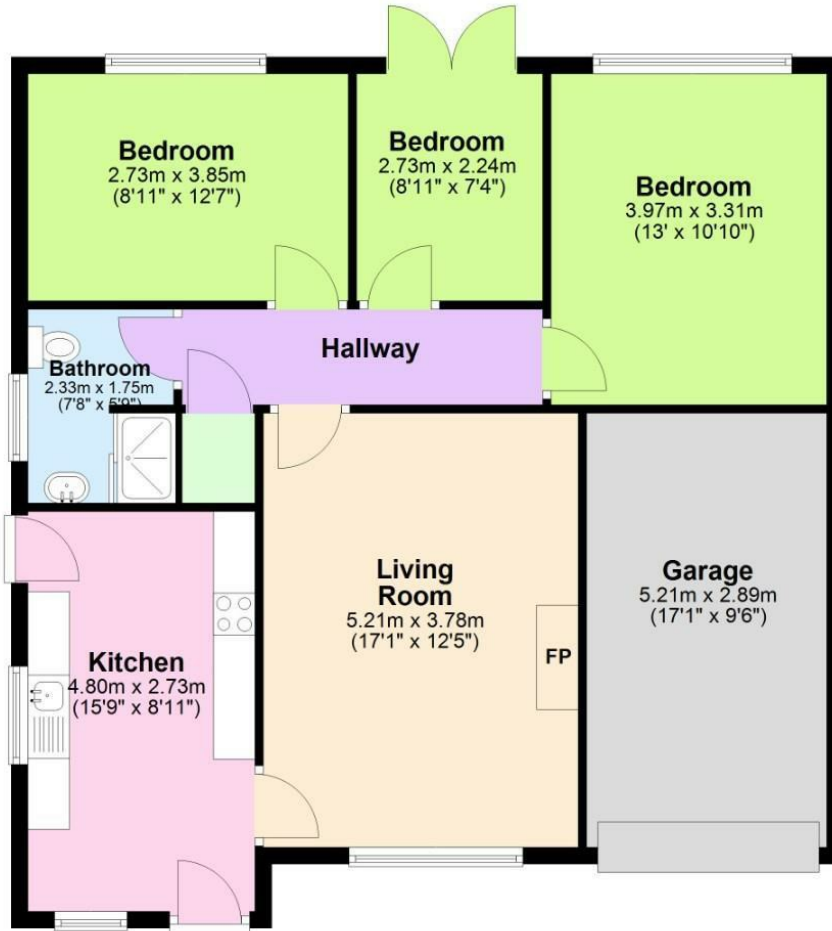
Interior accommodation comprises a kitchen diner upon entry that boasts integrated appliances from an eye level oven, hob and extractor fan along with more room for freestanding appliances. The kitchen also provides access to the rear garden via a side door. The living room is a generous size with a large front aspect window flooding the room with natural light, pieced together with a electric fireplace.

All three bedrooms are well proportioned doubles and overlook the rear garden. Bedroom three benefitting from French doors to the rear garden. All three bedrooms share a three piece shower room consisting of a walk in shower along with a wash basin and WC. The interior is completed with ample storage positioned behind the kitchen.

Facing the property there is spacious off street parking via a driveway and single integral garage. The rear garden is low maintenance with patio area off the rear elevation leading onto a lawn which is enclosed with fenced borders.



**Ground Floor**  
Approx. 91.1 sq. metres (980.7 sq. feet)



Total area: approx. 91.1 sq. metres (980.7 sq. feet)



**EPC**

**Energy Efficiency Rating**

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>68</b> | <b>77</b> |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

**England & Wales** EU Directive 2002/91/EC

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**ROYSTON & LUND**