

DISTINCTIVE
HOMES
by



Selby Lane
Nottingham, NG12 5AQ

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Situated in the charming village of Keyworth, this impressive detached house on Selby Lane offers a perfect blend of space, comfort, and modern living. Spanning an expansive 3,823 square feet, this property is ideal for families seeking a generous home with ample room for both relaxation and entertainment.





The property opens into a welcoming hallway providing access to the ground floor rooms and a convenient downstairs WC. At the heart of the home is the spacious kitchen/breakfast area offering an excellent social hub with ample space for dining and entertaining. The adjoining dining area provides further formal entertaining space and benefits from direct access to the garden. A generous family room and a substantial living room offer excellent reception space. The living room features a fireplace and a bay window, creating a bright yet cosy setting. The ground floor continues to impress with a versatile study ideal for home working, a dedicated gym that could just as easily become a playroom or creative studio, and a practical utility room with external access.





Upstairs, there are five well-proportioned bedrooms. The standout main bedroom offers an indulgent sense of space alongside an en-suite. Two further double bedrooms provide comfortable accommodation, while bedrooms four and five offer flexibility for family, guests, or additional workspace. A stylish family bathroom serves the remaining rooms. Outside, practicality meets convenience with a double garage offering secure parking and storage, complemented by a generous carport. The rear garden is a private enclosed space, with a patio area and the rest laid to lawn. Keyworth is known for its friendly community and excellent local amenities, including shops, schools, and parks, making it an ideal location for families. With easy access to Nottingham city centre and surrounding areas, you can enjoy the tranquillity of village life while remaining connected to urban conveniences.





Ground Floor
Approx. 214.8 sq. metres (2312.2 sq. feet)



First Floor
Approx. 140.4 sq. metres (1511.0 sq. feet)



Total area: approx. 355.2 sq. metres (3823.2 sq. feet)



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Distinctive Homes by FHP Living

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

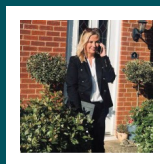
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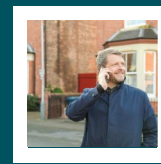
Interested in this home?

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