

# SUPERIOR HOMES

## ROYSTON & LUND





# 6 Laburnum Avenue

Keyworth | NG12 5DT

£315,000

Royston and Lund are delighted to bring to the market this Immaculately Presented three bedroom Semi Detached Corner Plot property located on Laburnum Avenue in Keyworth. Situated close by to numerous amenities such as a local shops and pubs. Not to mention being the the catchment area for well regarded schools and having excellent transport links into the surrounding villages and into Nottingham City Centre. This property would be a great fit for first time buyers or a growing family.

Ground floor accommodation comprises a porch upon entry which leads into the living room which features front aspect window flooding the room with natural light, pieced together with a stylish fireplace and log burner. Off from the living room the the kitchen dining room, which has integrated appliances such as an oven, hob and extractor fan with more than enough room from freestanding appliances. The adjoined dining area has more than enough room for the family. Moving through the kitchen you come into the cozy snug which overlooks the rear garden. The ground floor is completed by a downstairs WC and under stair storage.

To the first floor there are three well proportioned double bedrooms. The master bedroom overlooking the front garden and bedroom two has a storage cupboard and overlooks the rear. Bedroom three is a further double which sits over the stairs.

Facing the property there house itself sits on a corner plot and benefits from section gardens from the front side and rear making the overall plot size larger than average for its area. To the front there is a lawned area with a mature hedgerow and standing birch tree. To the corner is a a further lawned space with allotted flower beds. The rear garden is generous in size and showcases low maintenance artificial grass, patio and stones along with a decking and pergola providing space for summer seating. To the rear of the garden is the single garage.







- CORNER, LARGER THAN AVERAGE PLOT
- Three Bedroom Semi Detached Family Home
- Immaculately Presented Throughout
- Ample Off Street Parking Via a Driveway And Single Garage
- Integrated Kitchen Appliances With Room To Add Your Own Freestanding Appliances
- Log Burner For Those Winter Months
- Close By To Numerous Amenities
- In The Catchment For Well Regarded Schools
- EPC Rating - C
- Freehold - Council Tax Band - C















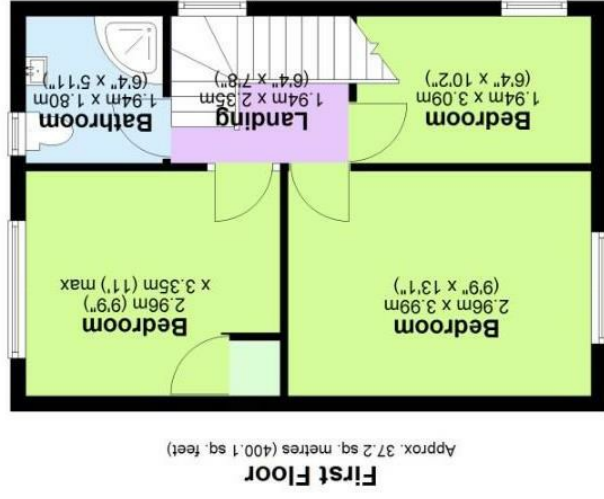
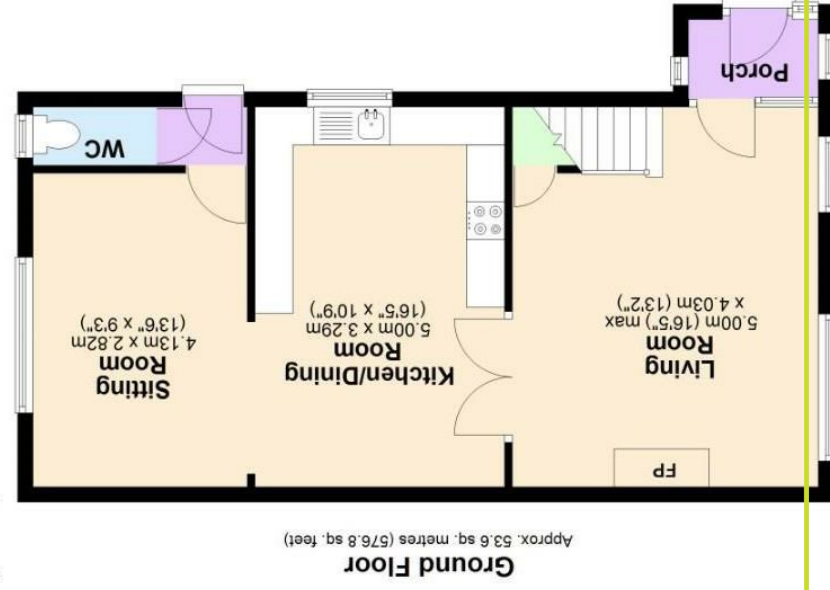




Keyworth offers an attractive mix of village charm and everyday convenience that appeals strongly to home buyers, particularly families and commuters. The village benefits from a range of local amenities including shops, cafés, pubs, schools, sports clubs and a modern health centre, all within a friendly and walkable community setting. Good road and bus links provide easy access to Nottingham and surrounding towns, making it ideal for those who want a quieter place to live without losing connectivity. With a variety of housing from traditional cottages to modern family homes, plenty of green spaces, and a calendar of community events that foster a welcoming atmosphere, Keyworth presents itself as a well-rounded and desirable place to settle.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 90.8 sq. metres (976.8 sq. feet)



England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Potential	Current	
	70	75

Energy Efficiency Rating		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO2 emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO2 emissions		
Potential	Current	

Environmental Impact (CO <sub>2</sub> ) Rating		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO2 emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO2 emissions		
Potential	Current	

EPC



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