


# 81 Spinney Road

Keyworth | NG12 5NG | £215,000

ROYSTON & LUND

- Two Bedroom Semi Detached
- Ample Off Street Parking
- Close By To Numerous Amenities
- Great Transport Links
- EPC Rating - D
- Well Presented Throughout
- Low Maintenance Rear Garden
- Excellent Opportunity For FIrst Time Buyers
- Local Highly Regarded Schools All Within Walking Distance
- Freehold - Council Tax Band - B

















A well-presented two-bedroom semi-detached property which has been well looked after and stylishly decorated throughout. Spinney Road in Keyworth offers a short walk or drive from numerous amenities such as local pubs, shops and cafés. Excellent options for well-regarded schools, along with superb transport links to the surrounding areas and into Nottingham City Centre. This property would be a perfect fit for first-time buyers or a high-quality buy-to-let investment.

In brief, interior accommodation comprises an entrance hall leading into the main reception room and stairs to the first floor. The living room is a generous size and showcases more than enough room for the family, an understairs nook and direct access into the kitchen diner. The kitchen diner is to the rear aspect and shows modern base and wall units boasting lots of room for freestanding appliances. The adjoining dining area presents a nice space for a table of four whilst granting access to the rear garden via a back door.

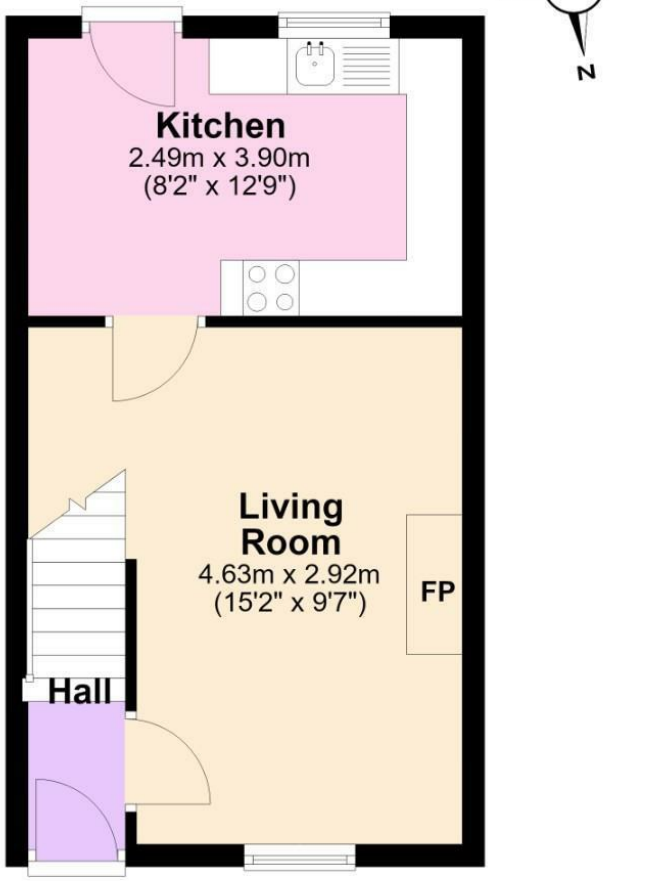
The first floor shows two bedrooms, with the master bedroom benefiting from cupboard space over the stairs. Bedroom two is a spacious single. Both bedrooms share a classic-style three-piece bathroom consisting of a clawfoot bath with a shower overhead, along with a wash basin and WC.

Facing the property, there is off-street parking via a single driveway with lawn space to the left-hand side.

The rear garden is a low-maintenance patio area with raised flower beds showcasing seasonal bushes and flowers. The patio allows for outdoor seating for summer relaxation and/or alfresco dining.

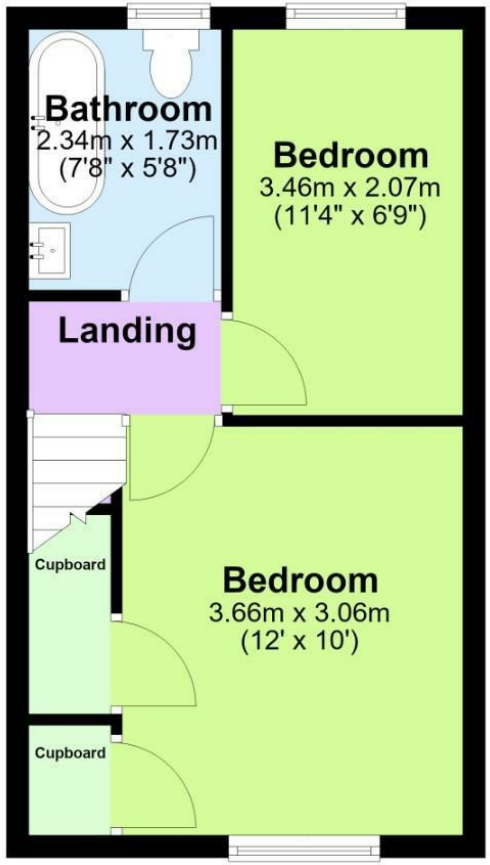
## Ground Floor

Approx. 28.1 sq. metres (302.7 sq. feet)




## First Floor

Approx. 28.1 sq. metres (302.7 sq. feet)




Total area: approx. 56.2 sq. metres (605.5 sq. feet)

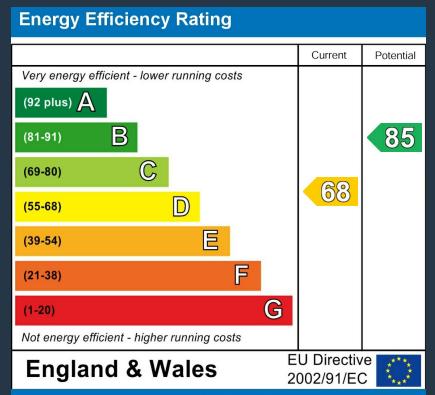
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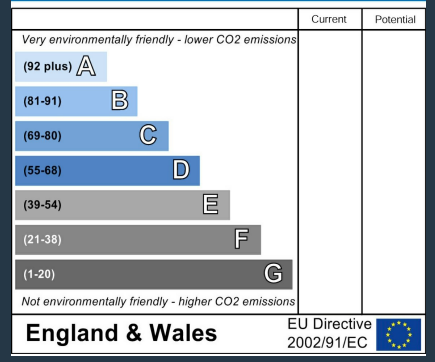
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## EPC




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