



138a Browns Lane

Keyworth | NG12 5BN | Guide Price £650,000

ROYSTON
& LUND

- Four Bedroom Detached Family Home
- Tastefully Extended & Immaculately Maintained
- Two Large Reception Rooms & Luxury Dining Kitchen
- Outside Luxury Office/Gym
- EPC Rating E
- Luxury Bathroom & Porselonosa En-Suite Shower Room
- UPVC DG & SHUCO By-folding Doors To The Lounge
- Large Gravelled Drive & Garage With Electric Door
- Landscaped South Facing Garden
- Council Tax Band E





£650,000-£675,000 Guide Price

There is a guided video tour of this property. Please contact Royston and Lund directly to view it

Occupying a generous sized plot and having had professionally landscaped gardens to front and rear, this sympathetically extended four bedroom, freehold detached family home has been immaculately maintained and improved by the present owners benefitting from a superb, detached, home office as well as generous garage.

There is UPVC double glazing, Schuco gun metal grey Bi-folding doors to the spacious lounge, luxury fitted kitchen with integrated appliances and the property is presented in excellent decorative condition throughout.

The accommodation comprises; entrance lobby/porch, reception hall, downstairs W.C with quality travertine tiling, dining kitchen, utility, Family room/study, four spacious bedrooms, en-suite to the main bedroom, also with a large walk-in wardrobe, there is a driveway with space for several vehicles and this leads to a large single garage. There is a large decking area and lawned garden, a feature, recently professionally constructed office/Gym.

There is a liquid Propane tank in the garden, which supplies the house with fuel to operate the boiler for heating and hot water.

Conveniently situated within easy access of the Keyworth centre, Gamston shopping area and West Bridgford, as well as having access to A46 and easy access to Nottingham City centre too.

Virtual tour available by request.

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.

England & Wales		EU Directive 2002/91/EC	
<p>Not energy efficient - higher running costs</p> <p>(1-20) G</p> <p>(21-38) F</p> <p>(39-54) E</p> <p>(55-68) D</p> <p>(69-80) C</p> <p>(81-91) B</p> <p>(92 plus) A</p> <p>Very energy efficient - lower running costs</p>		49	66
Current	Potential		

England & Wales		EU Directive 2002/91/EC	
<p>Not environmentally friendly - higher CO2 emissions</p> <p>(1-20) G</p> <p>(21-38) F</p> <p>(39-54) E</p> <p>(55-68) D</p> <p>(69-80) C</p> <p>(81-91) B</p> <p>(92 plus) A</p> <p>Very environmentally friendly - lower CO2 emissions</p>		64	77
Current	Potential		

EPC

