

SUPERIOR HOMES

ROYSTON & LUND



11C Debdale Lane

Keyworth | NG12 5HT

Guide Price £250,000 - £260,000

GUID PRICE £250,000 - £260,000

One-off opportunity. Striking, spacious, architect design with full staircase to loft prepared for future conversion to bedroom and shower room subject to consents. . This property is ideal for those looking to potentially future proof their growth needs, with the extra loft space already readily accessible and part-prepared.

From the side entrance door, there is a good-sized hall with attractive central staircase, ground floor WC/Cloakroom. Doors lead off to a cleverly laid out dining kitchen across the whole front of the property, enhanced by two double windows giving lots of natural light. The generous rear living room is again full width with patio doors onto the rear garden.

The clever architect design again features on the first floor, with a striking front double bedroom with two large windows, and another double to the rear with built in wardrobe. The central landing has a large potential utility cupboard and door to a family bathroom with shower over the bath. The staircase winds round on itself and is another attractive feature, leading up to the second floor.

To the second floor there is a potential for future third bedroom and en-suite: The property was built with future loft accommodation in mind, with the specification including a full staircase to the loft, boarded loft floor and appropriate services within the roof space including water and soil pipe. Any future conversion would be subject to the relevant planning permission and Building Regulations approval. For information, the adjoining property obtained planning permission for conversion of its loft in 2018.

Facing the property there is a block paved driveway providing off-street parking. To the rear you will find a low maintenance garden with a patio area accessed from the patio doors off the lounge, with a lawned area enclosed by panel fencing with additional access via side gate.

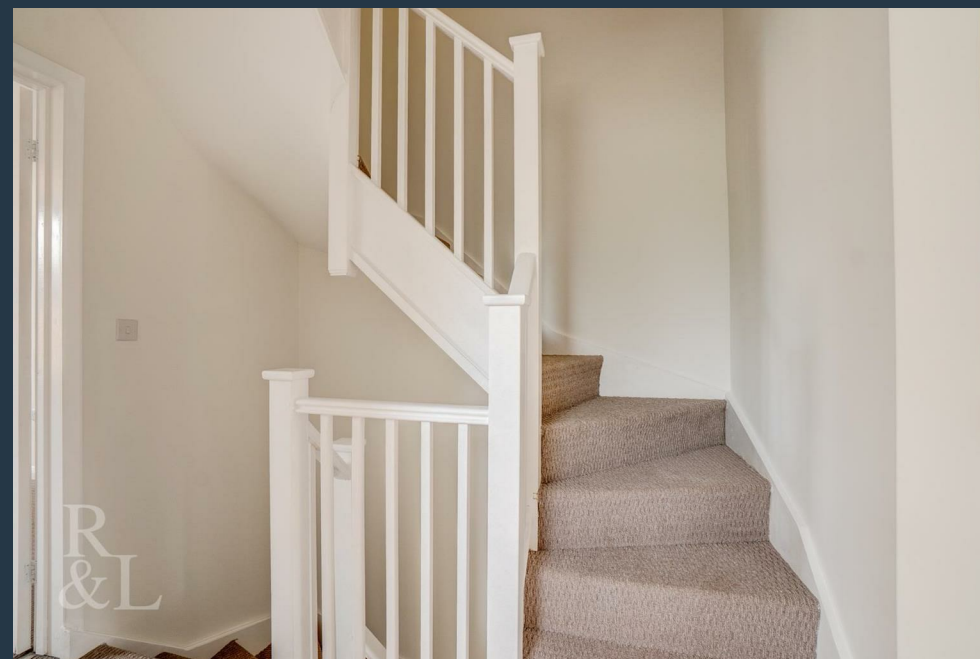




- Two Spacious Bedrooms
- Potential For Third Bedroom And Ensuite
- Immaculately Presented Throughout
- Ground Floor WC
- Ample Off Street Parking
- Ready To Move Straight In
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - C
- Freehold - Council Tax Band - B









R
&L



Keyworth is a very popular South Nottinghamshire village surrounded by the Wolds countryside situated approximately 15 minutes from the larger hub of West Bridgford with Nottingham, Leicester, Grantham and Newark easily commutable with easy access to the A46, A52, M1, East Midlands Airport and train stations at Nottingham, Loughborough and Grantham all providing quick, easy access to London.



The village itself has a regular bus service every 18 minutes through to West Bridgford and Nottingham City Centre and is well served by a host of local amenities including shops, takeaways, pubs, the health centre, pharmacies, dentists, coffee shops, an Artisan bakery and post office. Recreational facilities include playing fields, sports clubs, play areas alongside some lovely countryside public footpath walks. Pubs abound in the village and nearby, along with some great dining out options.

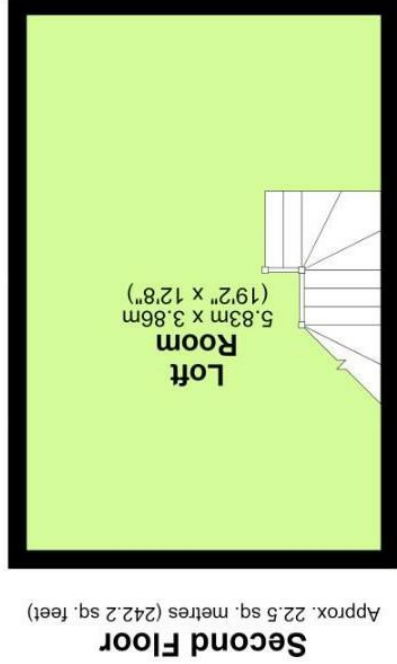
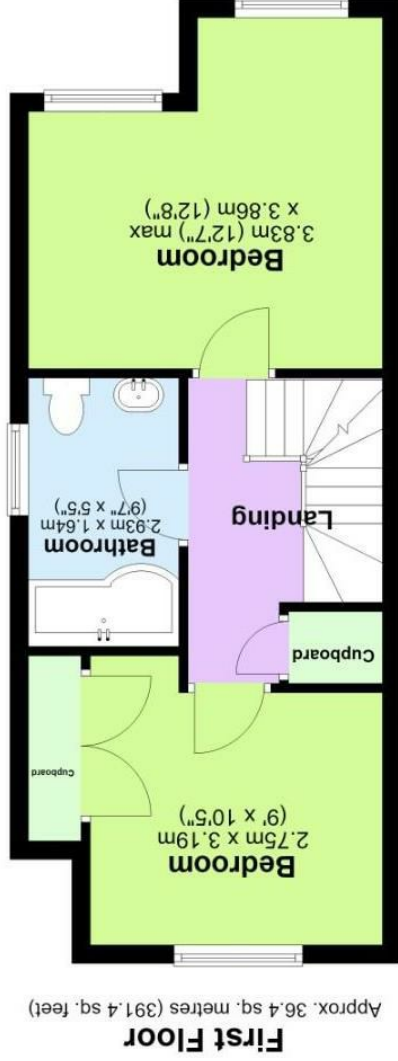
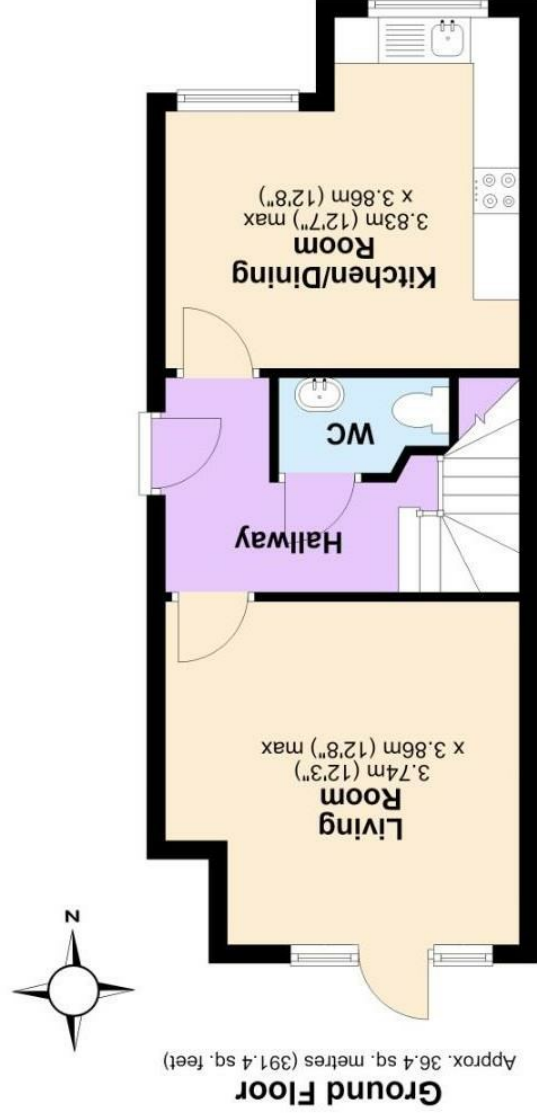


There are three primary schools and The South Wolds Academy Secondary School all within walking distance.

Offered to the market with no onward chain.

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

Total area: approx. 95.2 sq. metres (1025.0 sq. feet)



Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
Potential	Current	
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
Potential	Current	
EPC		
87		
75		

