



25 Maygreen Avenue

| NG12 3SH | £350,000

ROYSTON  
& LUND



- Detached
- Recently fitted Shaker style kitchen w/ wine fridge
- Immaculately Presented
- Garage & Driveway
- EPC Rating: B
- Three bedrooms
- Downstairs W/C & En-suite to Master
- Situated on Holly Park
- Close to Local Amenities
- Council Tax Band: D







Royston & Lund are delighted to present this stunning three bedroom, detached house finished to an impeccable standard throughout on the highly sought after Hollygate Park development in Cotgrave. Originally built in 2016, this house offers the rare benefit of being recently constructed with approximately one year left to run on the NHBC certificate with a cosy, character feeling within. Benefitting from a new kitchen and a high attention to detail throughout this property is ideal for those looking to move straight in.

The front door gives access to a welcoming entrance hallway with stairs leading up the first floor with feature panelling running up the wall. Off the hallway to the front is a recently fitted shaker style kitchen complete with Quartz worktops, an integrated induction hob and oven with extractor hood overhead, hot tap, dishwasher, washing machine, wine fridge, and fridge-freezer. To the rear is an open plan lounge/diner with French Doors opening to the rear garden with a separate downstairs W/C.

To the first floor floor, the master bedroom benefits from an en-suite shower room with a generous second bedroom and small third bedroom, currently used as an office with a family bathroom comprising a low level W/C, wash hand basin and bath with shower overhead.

The property also boasts new flooring in hall, kitchen and WC with new shutters on the front of the house.

To the side of the property is a driveway allowing two vehicles to park side by side leading to a single garage. To the rear is an enclosed south-facing rear garden mainly laid to lawn complimented by a selection of plants, shrubs and bushes that includes an apple tree and hazel nut tree.

Hollygate Park is ideally located on the doorstep of country park whilst still being walkable to Cotgrave village centre and its wide range of local amenities including Sainsburys, Co-Op, coffee shops, the doctors, leisure centre and a selection of pubs.

## Ground Floor

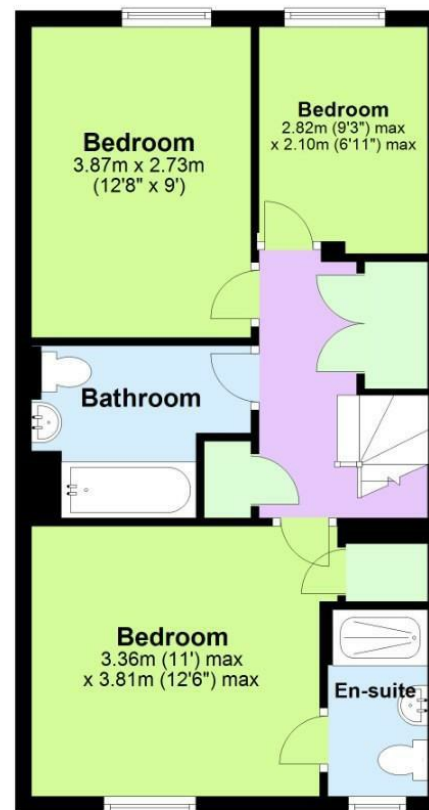
Main area: approx. 48.2 sq. metres (518.5 sq. feet)  
Plus garages, approx. 12.6 sq. metres (135.7 sq. feet)



Main area: Approx. 95.4 sq. metres (1027.3 sq. feet)  
Plus garages, approx. 12.6 sq. metres (135.7 sq. feet)

## First Floor

Approx. 47.3 sq. metres (508.8 sq. feet)



## EPC

| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         | 94        |
| (81-91) B   | 83      |           |
| (69-80) C   |         |           |
| (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                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.

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