

SUPERIOR HOMES

ROYSTON & LUND



54 Daleside

Cotgrave | NG12 3QN

£350,000

Royston & Lund are delighted to bring to the market this detached, recently renovated three bedroom bungalow presented in excellent condition throughout located on a quiet road within easy reach of local amenities in Cotgrave.

Benefitting from gas central heating and double glazing throughout, the internal accommodation comprises a welcoming entrance hallway off which there is a generous reception room with a bow window and ornamental fireplace, a recently fitted kitchen comprising an integrated induction hob with extractor hood, eye-level mounted oven & grill, eye level mounted microwave and a stainless steel sink with plumbing in place for a free-standing American style fridge/freezer and dishwasher plus a range cupboard and drawer space -the kitchen also houses the boiler.

There are three generous bedrooms and a recently fitted family bathroom comprising a low level w/c, wash hand basin and a bath with shower overhead.

To the front of the property a driveway leads down the side providing ample-street parking for two-three cars in tandem leading down to the detached garage. A front garden could be altered to create further parking if required.

To the rear, an enclosed, landscaped rear garden is accessed via the kitchen or via a side gate and features a full width patio with a well maintained lawned area and raised decked area which benefits from multiple external power points.

Daleside is located within close proximity to all of the local amenities Cotgrave has to offer including shops, doctors, leisure centre and pubs with the open countryside a short walk away. Cotgrave is well connected being just off the both the A52 and A46 granting easy access to West Bridgford, Nottingham, Leicester and further afield with a regular bus service also running.





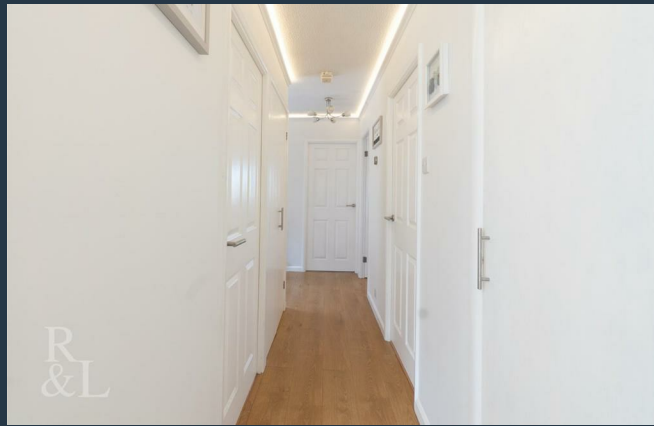
- Detached
- Bungalow
- Three Bedrooms
- Renovated & In Excellent Order Throughout
- Driveway & Garage
- Enclosed, Landscaped Rear Garden
- Close To Local Amenities
- Freehold
- EPC Rating: D
- Council Tax Band: C











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.

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. Plans produced using PlanIt.



England & Wales		EU Directive 2002/91/EC	
Not energy efficient - higher running costs			
(1-20)	G	61	81
(21-38)	F		
(39-54)	E		
(55-68)	D		
(69-80)	C		
(81-91)	B	81	
(92 plus)	A		
Very energy efficient - lower running costs			
		Current	Potential

England & Wales		EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions			
(1-20)	G	61	81
(21-38)	F		
(39-54)	E		
(55-68)	D		
(69-80)	C		
(81-91)	B	81	
(92 plus)	A		
Very environmentally friendly - lower CO ₂ emissions			
		Current	Potential

Environmental Impact (CO ₂) Rating	
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EPC

