



R  
&L

14 East Acres

Cotgrave | NG12 3JP | £395,000

ROYSTON  
& LUND



- Four Well Proportioned Bedrooms
- Integrated Kitchen Appliances
- Large Utility And Downstairs WC
- Close By To Numerous Amenities
- EPC Rating - D
- Ample Off Street Parking
- Open Plan Feel
- Walk In Wardrobe and Ensuite Shower Room
- Excellent Transport Links
- Freehold - Council Tax Band - D







Royston and Lund are delighted to bring to the market this four bedroom detached property located in Cotgrave. Situated close by to numerous amenities such as local shops, pubs and restaurants, as well as being in the catchment area for well regarded schools. This property would be a great fit for a growing family.

Interior accommodation comprises of a generous size living room on entry with a large front aspect window flooding the room with natural light. Moving through the living room you come into the kitchen/dining room which is the heart of the house and has more than enough room for family and friends. The kitchen area itself consists of integrated appliances such as an eye level oven, gas ring hob and extractor fan, as well as a dishwasher and American style fridge and freezer. A breakfast bar and unique barn doors to the side aspect finish off this space nicely. The dining area leads through into a sitting space which in turn allows access to the rear garden via bifold doors. The ground floor boasts of a further utility room which provides access into the garage, downstairs WC and storage room.

To the first floor there are four double bedrooms. The main bedroom benefitting from an ensuite shower room. Two of the bedrooms also have the convenience of built in wardrobes. A family bathroom fitted with a four piece suite bathroom consisting of a separate bath and shower, along with a wash basin and WC.

To the front of the property there is ample off street parking via double driveway and single integral garage. To the rear of the property there is a lovely patio area perfect for summer, leading onto a well kept lawn space, storage shed to the side aspect and an additional patio area to the rear of the garden completes this space which is enclosed by fenced border.



EPC

Energy Efficiency Rating

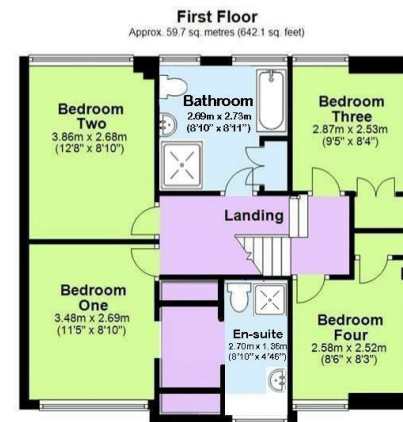
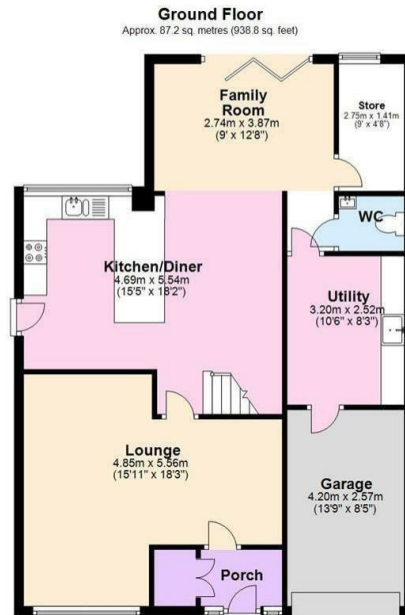
|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 84        |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 61      |           |
| (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



Total area: approx. 146.9 sq. metres (1580.9 sq. feet)

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.

ROYSTON  
& LUND