



8 Autumn Road

Cotgrave | NG12 3SR | £365,000

ROYSTON  
& LUND



- Four Bedrooms
- Separate Utility And Pantry
- Ensuite Shower Room
- Close By To Numerous Amenities
- EPC Rating - B
- Open Plan Kitchen Dining Room
- Downstairs WC
- Ample Off Street Parking
- 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 pubs, restaurants and being in the catchment area for well regarded schools along with excellent transport links via the A46 and having the regular Cotgrave bus service going into the City Centre. This property will be a great fit for a growing family.

Interior accommodation comprises of a generous size living room with a front aspect bay window flooding the room with natural light, pieced together with a stylish fireplace for those winter months. The kitchen dining room is a great size with integrated kitchen appliances such as an oven, hob with extractor fan, as well as a built in dishwasher and fridge/freezer. The kitchen boasts of a further pantry space and French doors leading to the rear garden. A separate utility, downstairs WC along with under stair storage complete the ground floor.

To the first floor there are four well proportioned bedrooms. The main bedroom having the benefit of an ensuite shower room. Bedrooms two and three are further sizeable doubles. Bedroom four is an over stair single. All four bedrooms have access to three piece family bathroom.

Facing the property there is ample of street parking due to a double tandem driveway leading to a space single garage. To the rear of the property there is a generous size garden with patio area to start leading onto a lawn space with decking to the back, perfect for summer seating. The rear garden is enclosed by fenced borders.

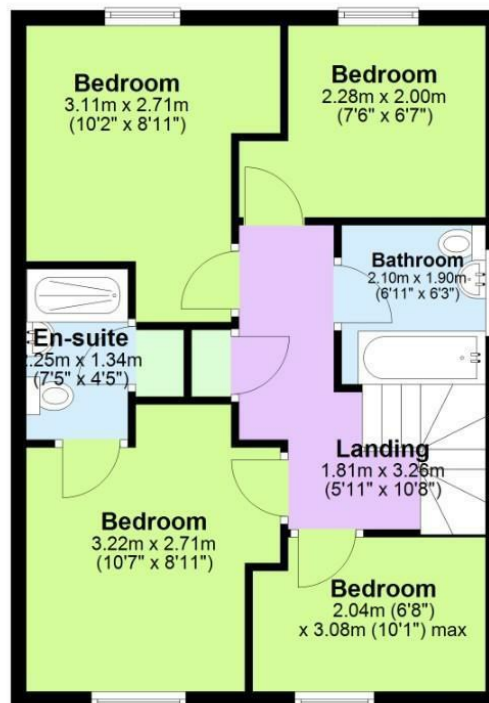
## Ground Floor

Approx. 72.7 sq. metres (782.4 sq. feet)



## First Floor

Approx. 54.3 sq. metres (584.8 sq. feet)



Total area: approx. 127.0 sq. metres (1367.1 sq. feet)



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.

**ROYSTON  
& LUND**