



6 Ingleby Close

Cotgrave | NG12 3QR | Offers In Excess Of £325,000

ROYSTON
& LUND

- Four Double Bedrooms
- Ample Off Street Parking
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Excellent Transport Links
- Catchment Area For Well Regarded Schools
- End Of Cul De Sac
- Detached Family Home
- EPC Rating - B
- Freehold - Council Tax Band - D





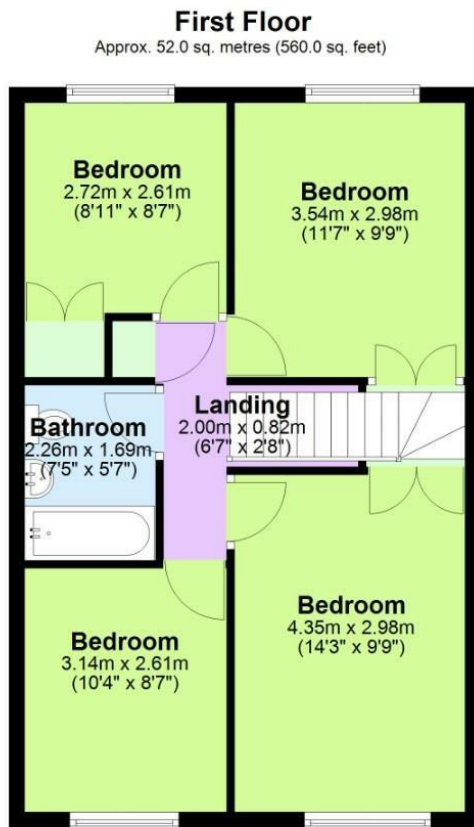
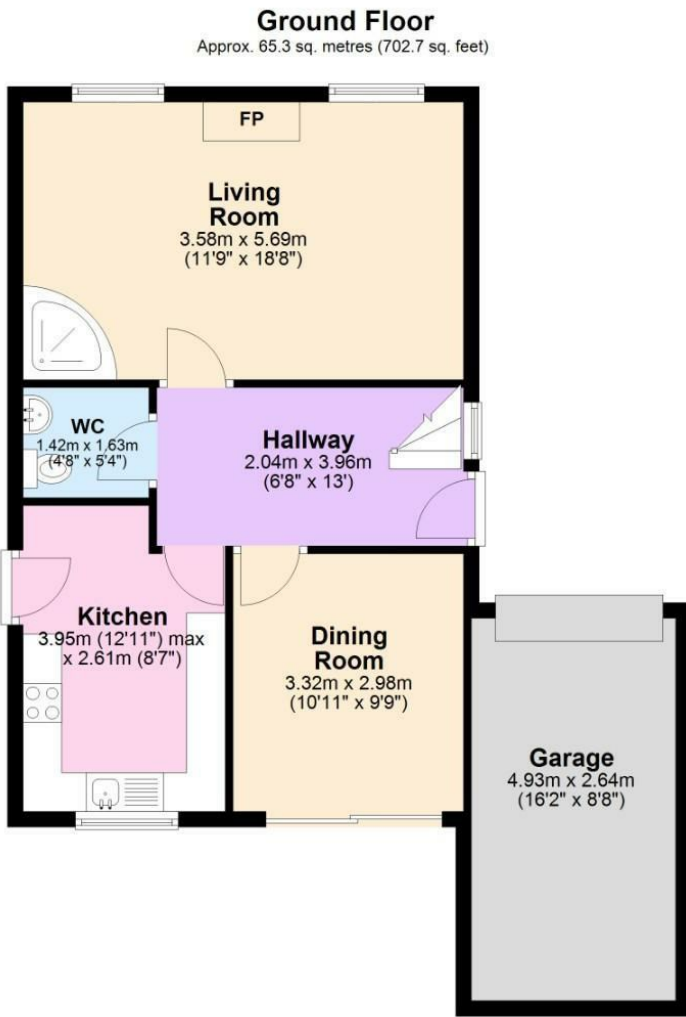
Royston and Lund are delighted to bring to the market this four bedroom detached property located in Cotgrave. Situated within a cul de sac with ample off street parking, a short drive from numerous amenities such as local shops, pubs as well as being in the catchment area for well regarded schools. This property would be more than ideal for a growing family.

Interior accommodation comprises of a generous size hallway upon entry which lends itself to the kitchen and reception rooms and stairs to the first floor. The living room is an generous size with two windows to the front aspect flooding the room with natural light pieced together with a gas fire. The kitchen is ample in size with integrated appliances such as an eye level oven and grill as well as an induction hob with extractor fan, along with a dishwasher. The ground floor also boasts a dining room with more than enough space for family and friends as well as a downstairs WC.

To the first floor there are four well proportioned bedrooms. Bedrooms one, two and three have built in wardrobe space. All bedrooms share a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is off street parking via a double tandem driveway leading down to a single garage, along with landscaped and stoned flower bed to the side aspect. To the rear of the property there is a stoned and patioed garden providing flower beds with lush green shrubbery and foliage. The garden is aligned and enclosed by fenced borders.





Total area: approx. 117.3 sq. metres (1262.7 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**