



65 Daleside

Cotgrave | NG12 3QN | £220,000

ROYSTON  
& LUND

- Two Bedroom Semi Detached Bungalow
- Spacious Rear Garden With Patio And Lawn
- Conservatory Space Off A Double Bedroom Leading To The Rear Garden
- Excellent Transport Links
- EPC Rating - TBC
- Excellent Opportunity For Those Wanting To Downsize
- Rear Outhouse With Porch
- A Short Drive From Numerous Amenities Whilst Being Situated Down A Quiet Street
- Viewing Highly Recommended
- Freehold - Council Tax Band - B





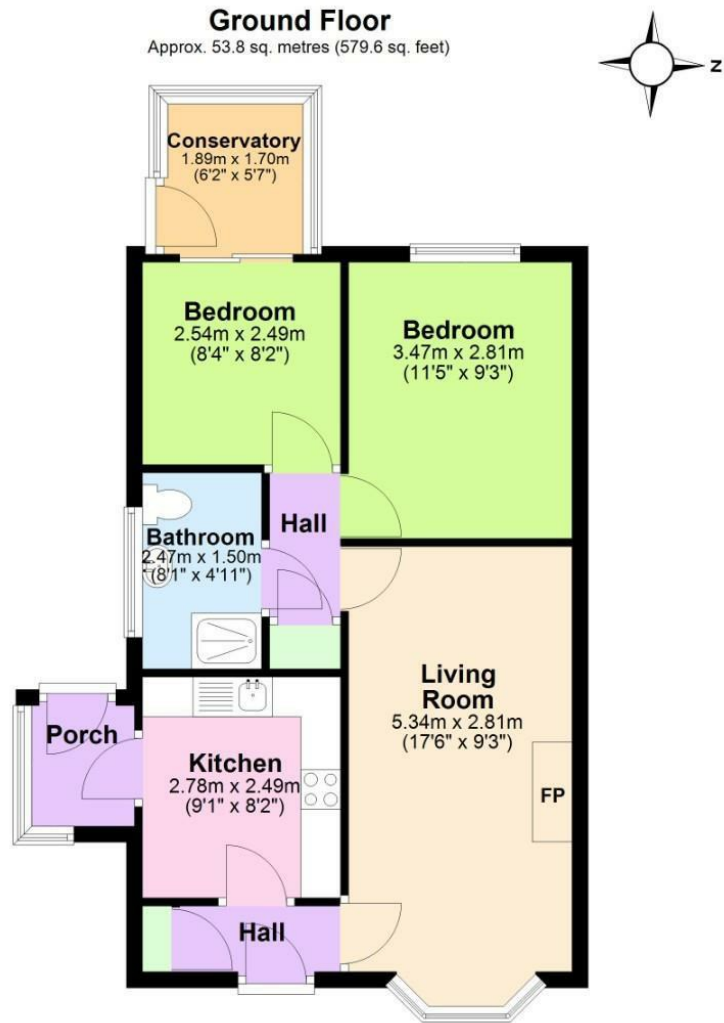
Royston and Lund are delighted to bring to the market this two bedroom semi detached bungalow located in Cotgrave. Situated close by to numerous amenities such as local pubs, shops and cafes. Not to mention having excellent transport links to the surrounding villages and into the City Centre via the Cotgrave bus service. This property would be an excellent fit for those wanting to downsize.

Interior accommodation comprises of an entrance hall that leads into the main reception room and kitchen. The living room is a generous size with front aspect window flooding the room in the natural light pieced together with a stylish electric fireplace. The kitchen has more than enough room to add freestanding appliances and leads into a rear porch in turn granting access to the rear garden.

Both bedrooms are well proportioned doubles. The master bedroom has a window to the rear elevation and bedroom two has a conservatory/sunroom to the rear aspect through sliding doors which allows further access to the rear of the property.

Facing the property there is off street parking via a drop curb onto gravel driveway with further potential to convert lawn to a driveway providing ample off street parking. To the rear of the property there is a patio area providing space for summer seating. There is lawn space to the rear which incorporates flower bedding and mature shrubbery along with an outhouse with windows and porch providing a space for those summer months and handy greenhouse.





**EPC**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>67</b>	<b>75</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	

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