



12 Ringleas

Cotgrave | NG12 3LU | £199,950

ROYSTON
& LUND

- Three Bedrooms
- Integrated Kitchen Appliances
- Immaculately Presented
- Excellent Transport Links
- EPC Rating - C
- Semi Detached
- French Doors To The Rear Garden
- Close By To Numerous Amenities
- Versatile Rear Garden
- Freehold - Council Tax Band - A





Royston and Lund are delighted to bring to the market this three-bedroom semi 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 and having excellent transport links into West Bridgford and the City Centre. This property would be an excellent fit for a growing family or first time buyers.

Ground floor accommodation comprises a generous sized living room with a front aspect window flooding the room with natural light. The kitchen dining room is a great size with a breakfast bar and plenty of dining space for family and friends whilst granting access to the rear garden. The kitchen diner has the convenience of integrated appliances such as an oven, hob and extractor. There is also space for a fridge, freezer and dishwasher.

To the first floor there are three well proportioned bedrooms. The main bedroom and bedroom two are both spacious doubles, the third is an over stair single. All bedrooms share a three piece suite bathroom consisting of a bath with a shower overhead along with a wash basin and WC.

Facing the property there is a low maintenance front lawn with side access leading to the right aspect and the front door. To the rear of the property there is a spacious neatly kept garden, with a patio area to start along with shed and storage spaces, a lawn area and allotment patch. The garden is enclosed by fenced borders.

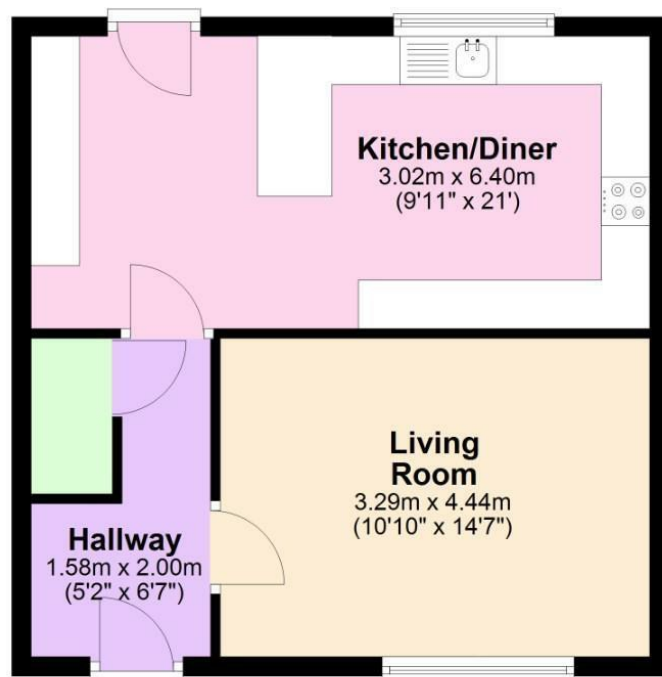


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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		

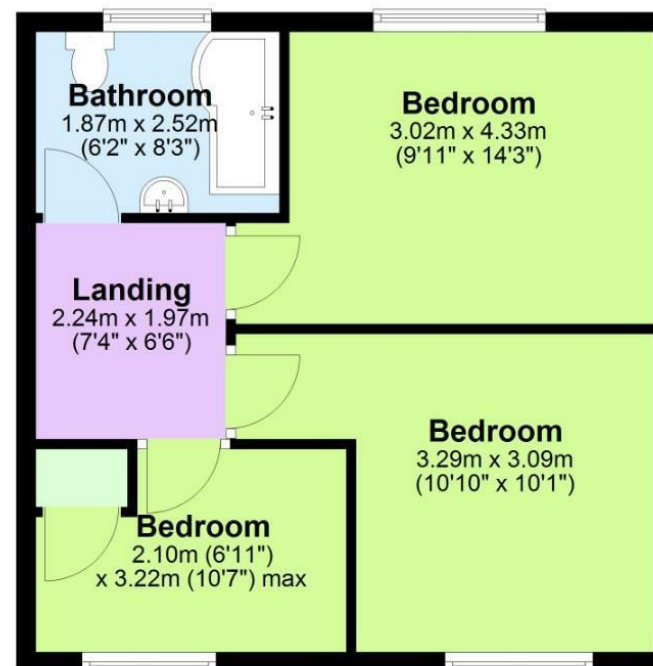
Ground Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



Total area: approx. 82.1 sq. metres (883.6 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.

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