



15 Little Meadow

Cotgrave | NG12 3PN | Guide Price £200,000

ROYSTON  
& LUND

- Recently Modernised
- Three Bedroom
- Reception Room w/ Log Burner
- Open Plan Full Width Kitchen/Diner
- Four Piece Family Bathroom
- Cul-de-Sac location
- Off-Street Parking
- Enclosed Rear Garden
- EPC Rating: TBC
- Council Tax Band: A





\*\*\*GUIDE PRICE £200,000-£210,000\*\*\*

Royston & Lund are delighted to market this well presented and modernised three bedroom house in the heart of Cotgrave. The property benefits from off-street parking and is situated within a ten minute walk of the Cotgrave Country Park as well as being a short walk from local schools and the wide range of amenities Cotgrave has to offer.

Internal accommodation comprises a welcoming entrance hallway with stairs leading up to the first floor off which there is a good size reception room to the front with a feature log burner and a full width kitchen/diner to the rear. The kitchen has a range of base and eye level cupboards with space for a free-standing cooker with integrated extractor hood overhead and integrated sink/drainage and plumbing in place for a free-standing washing machine, fridge/freezer and dishwasher. Off the kitchen is a useful pantry cupboard with power and lighting.

To the first floor there are two well proportioned double bedrooms, a smaller third bedroom and a recently fitted, four piece family bathroom comprising a low level w/c, wash hand basin, bath and separate shower.

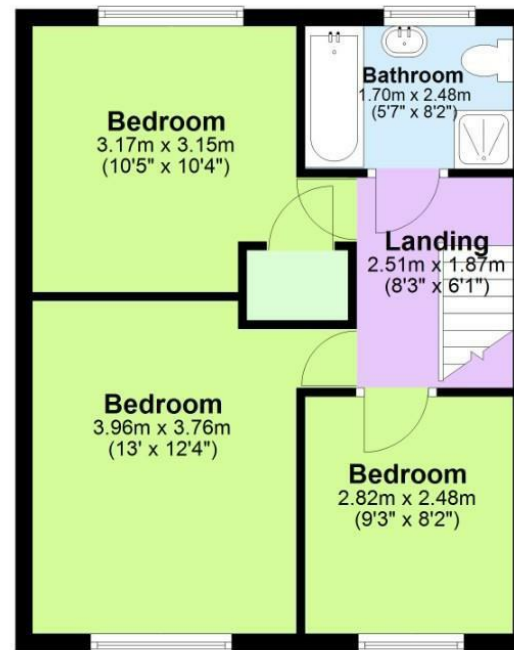
To the front a driveway provides off-street parking with an enclosed garden to the rear benefitting from a full width patio leading to a lawn area enclosed by panel fencing with a selection of trees, shrubs and bushes plus the added benefit of a brick-built, outdoor shed. Access to the rear garden is from the kitchen/diner where a door opens to useful, covered rear porch or via a side gate accessed from a shared passage.

Little Meadow is a quiet cul-de-sac just off Woodview located within easy reach of the leisure centre and shopping precinct with a regular bus service running from the end of the road through to West Bridgford and the city centre. Cotgrave itself is located within easy reach of the A52 and A46.





**First Floor**  
Approx. 41.4 sq. metres (445.6 sq. feet)



Total area: approx. 84.7 sq. metres (911.4 sq. feet)



## 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>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 73      | 80        |
| 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) <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 |         |           |
| 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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