



2 Lingford

| NG12 3LB | £230,000

ROYSTON
& LUND

- Three Bedroom Semi Detached
- Ample Storage Space
- Underfloor Heating In The Bathroom
- Close By To Numerous Amenities
- EPC Rating - C
- Integrated Kitchen Appliances
- Generous Double Driveway
- Low Maintenance Rear Garden
- Excellent Transport Links
- 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 and pubs as well as being the catchment area for well regarded schools and having excellent transport links via the A46, and bus links into West Bridgford and the City Centre. This property would be a great fit for a growing family or first time buyers.

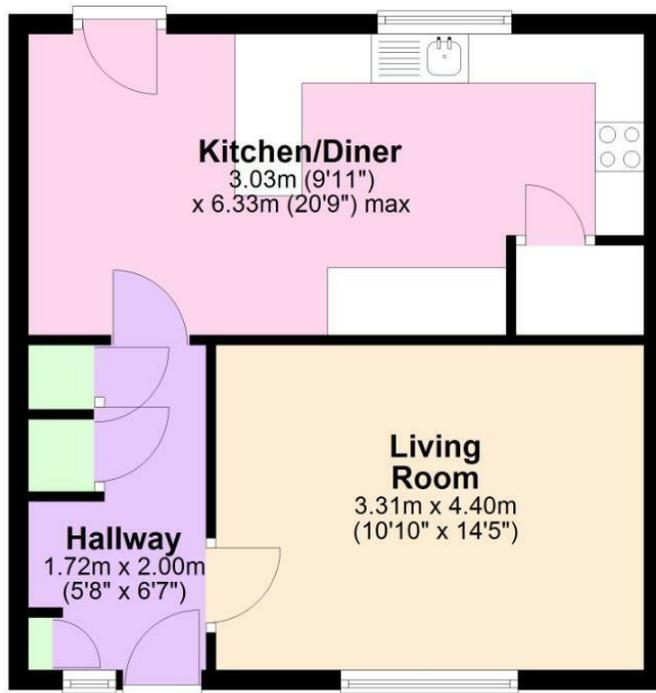
Interior accommodation comprises of a hallway upon entry which leads into the main reception rooms. The living room is a generous size with front aspect window flooding the room with natural light. The kitchen dining room is ample in size with integrated kitchen appliances and kitchen island. Built in oven hob and extractor fan along with dishwasher and slide away waste disposal drawer, furthermore an integrated fridge and freezer. The kitchen also grants access to a storage space containing boiler and fittings for a freestanding washing machine and rear door to the back garden.

To the first floor there are three well proportioned bedrooms. The principle bedroom and bedroom two are both doubles, bedroom two boasts of built in storage space. Bedroom three is a spacious over stair single with additional storage. All three bedrooms share a three piece bathroom comprising of a bath with with shower overhead along with a wash basin and WC and underfloor heating.

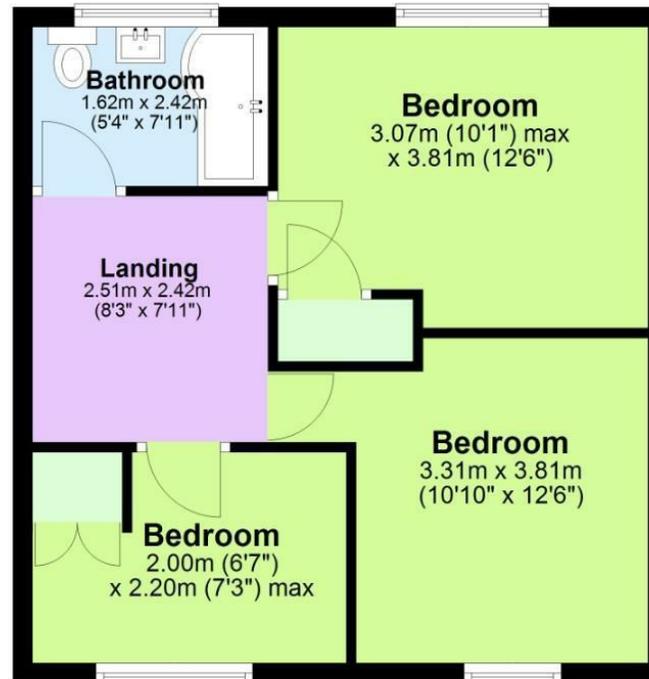
Facing the property there is ample off street parking due to a double driveway leading to the front door. To the rear there is a patio area to start perfect for summer seating leading onto a low maintenance artificial turfed lawn split with pathway that finishes to the rear aspect with patio area and storage shed.



Ground Floor
Approx. 41.1 sq. metres (441.9 sq. feet)



First Floor
Approx. 41.1 sq. metres (441.9 sq. feet)



Total area: approx. 82.1 sq. metres (883.7 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(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	

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