



72 White Furrows

Cotgrave | NG12 3LE | Offers In Excess Of £300,000

ROYSTON
& LUND

- Excellent Location
- Kitchen/Breakfast Bar
- Ample Off Street Parking
- Integrated Kitchen Appliances
- EPC Rating - C
- Four/Five Bedrooms
- Conservatory
- Well Presented
- Close By To Numerous Amenities
- Freehold - Council Tax Band - B





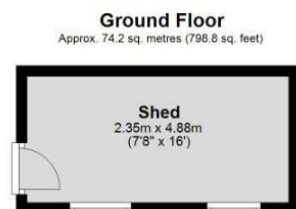
Royston and Lund are delighted to bring to the market this four/five bedroom semi detached property situated in Cotgrave. Located close by to numerous amenities such as local shops and pubs, as well as being in the catchment area for well regarded schools, this property would be more than ideal for a growing family.

Ground floor accommodation comprises of a generous size living room with a large front aspect window letting in lots of natural light, pieced together with a stylish fireplace. The Kitchen/diner is an ample size with integrated appliances such as a sleek range oven and six ring gas hob with extractor fan and a convenient breakfast bar. Just off from the kitchen is good size conservatory perfect for dining and relaxing throughout the year, the conservatory space grants access to the rear garden. The ground floor also boasts of a bedroom/reception room to the front aspect along with a shower room leading into a snug/kitchenette to the rear aspect that has french doors leading into the garden.

To the first floor there are four well proportioned bedrooms. Bedrooms one, two and three are doubles, bedroom four is an over stair single. The main bedroom having the benefit of an ensuite four piece bathroom. The remaining bedrooms share a three piece shower room.

Facing the property there is ample off street parking via a double driveway. To the rear there is a patio area allowing summer seating, leading onto a lawn which is surrounded by flower beds. There is a large wooden shed to the rear of the garden providing ample storage space. The garden as a whole is enclosed by fenced borders.





Total area: approx. 126.2 sq. metres (1358.1 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(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 (CO₂) 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.

**ROYSTON
& LUND**