



14 Colston Gate

Cotgrave | NG12 3JY | £409,995

ROYSTON  
& LUND

- Four Bedroom Detached
- En-Suite and Walk-In-Wardrobe to the Principle Bedroom
- Immaculately Presented
- Solar Panels
- Council Tax Band: C-Freehold
- Home Gym
- Separate Utility Room and Downstairs WC
- Completely Modernised
- Underfloor Heating
- EPC Rating: A





\*\* EPC RATING A\*\*

Royston and Lund are proud to bring to market this immaculately presented detached property in Cotgrave. The property has undergone major modernisation including heat source pump, solar panels with opportunity to sell back to the grid, new insulation and both windows and door replacement causing the property to have an outstanding EPC rating.

As you enter the property you are warmed by the underfloor heating throughout the ground floor. The entrance hallway provides access to the Home Gym as well as the open-plan living room dining area which flows through to the kitchen which has a wonderful, large window looking out to the rear garden. The kitchen is equipped with a range of useful cupboards and storage spaces as well as a hob, built in dishwasher and a cove for an American fridge freezer. Moving through the kitchen you have a separate utility room which has space for a washing machine and tumble dryer. It also provides access to the downstairs WC and door leading to the side of the property.

To the first floor, you enter the landing which provides access to all four double bedrooms as well as a generous four-piece family bathroom. The principle bedroom has the added benefit of a walk-in wardrobe with an en-suite.

There are French doors off from the dining area which provide access to the patio area in the rear garden. There is also a turfed area which has fenced borders and trees providing security and privacy.

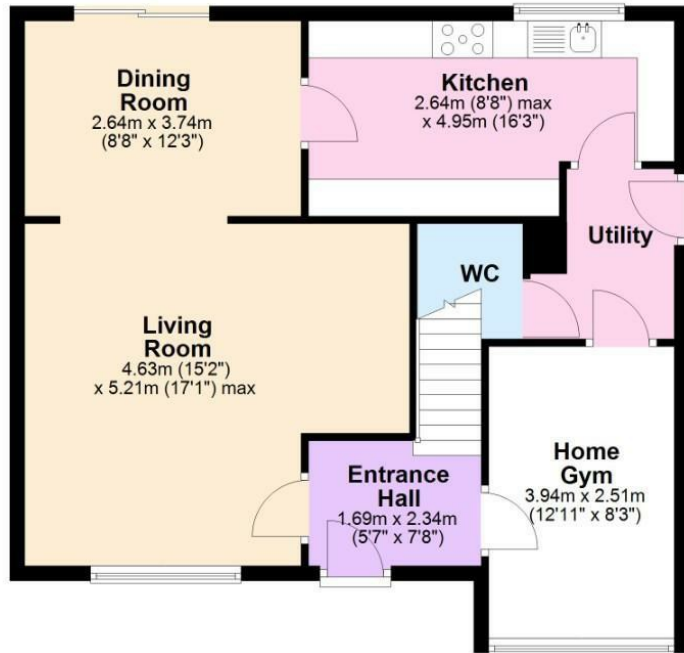




### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>94</b>	<b>95</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			
<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	

**Ground Floor**  
Approx. 67.2 sq. metres (723.3 sq. feet)



**First Floor**  
Approx. 64.7 sq. metres (696.9 sq. feet)



Total area: approx. 131.9 sq. metres (1420.2 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON & LUND**