



1 Meadow Crescent

Cotgrave | NG12 3SP | Guide Price £350,000

ROYSTON  
& LUND

- Three Well Proportioned Bedrooms
- Integrated Kitchen Appliances
- Ensuite Shower Room And Built In Wardrobes
- Ample Off Street Parking and Single Garage
- EPC Rating - B
- Immaculately Presented
- Downstairs WC and Storage
- Beautiful Rear Garden and Garden Room
- Close By To Numerous Amenities
- Freehold - Council Tax Band - D





Royston and Lund are delighted to bring to the market this immaculately presented three bedroom home on a modern development next to Cotgrave Country Park. The property sits on a quiet road that fronts onto green space and is ideally situated for easy access to the A52 and the A46.

Entering into the hallway that benefits from a downstairs WC and built in storage, there is access into the living room, kitchen and stairs to the first floor. The living room is a generous size with a left aspect large window flooding the room with natural light whilst also having access to storage space that sits parallel to the staircase. The kitchen is an ample space with integrated kitchen appliances such as an eye level oven, hob and extractor fan and built in dishwasher, with room to fit further freestanding appliances. The kitchen is completed with French doors leading into the rear garden.

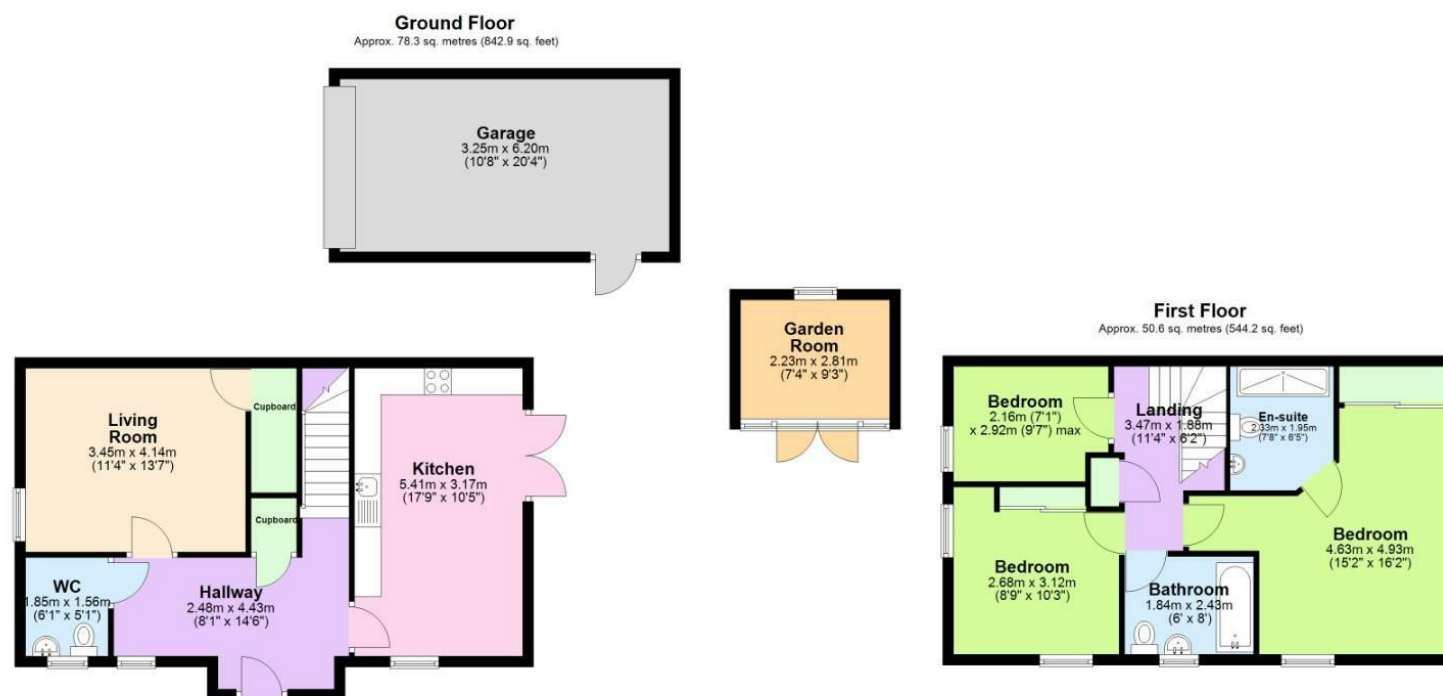
To the first floor there are two double bedrooms, one single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom also has an en-suite shower room consisting of a shower, WC and wash basin and built in sliding wardrobes.

Facing the property there is on street parking. To the rear there is a driveway leading down to a spacious single garage. To the side aspect of the property there is a beautifully landscaped garden with patio and lawn areas with dotted flower beds with a pond situated to the rear aspect. The garden also benefits from a separate sun room tucked behind the garage perfect for the summer months.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(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		
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		



Total area: approx. 128.9 sq. metres (1387.0 sq. feet)

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