

# SUPERIOR HOMES

# ROYSTON & LUND



# 6 Risegate

Cotgrave | NG12 3JF

£325,000

Royston and Lund are delighted to bring to the market this beautifully presented and fully renovated link-detached bungalow, set in Cotgrave. Situated close to numerous amenities, including local shops, pubs, and restaurants, and within the catchment area for well-regarded schools, the property also benefits from excellent transport links into the city centre and surrounding villages. This home would be an excellent fit for a growing family, first-time buyers, or those looking to downsize.

Interior accommodation comprises an entrance hall leading into the main open-plan living/dining room, which features double fronted windows overlooking the front aspect, while offering generous space for family and friends. The main reception room flows seamlessly into the kitchen through an open archway and boasts high-quality base and wall units housing integrated appliances, including an eye-level oven and grill, hob, and extractor fan, along with a built-in dishwasher and a bespoke alcove for an American-style fridge freezer. The kitchen also provides access to the rear garden via a back door.

All three bedrooms are well-proportioned, with the principal bedroom and bedroom two being spacious doubles, and the third bedroom a generously sized single. The bedrooms are served by a brand new, modern three-piece shower room, comprising a walk-in shower, wash basin, and WC. There is also ample storage space off the inner hallway.

To the front of the property, there is ample off-street parking via a spacious L-shaped driveway accommodating multiple vehicles, as well as a single garage. A flower bed and well-maintained lawn to the right-hand side lead to the entrance. To the rear, there is a patio and lawned garden with additional flower beds and a seating area, perfect for the summer months and al fresco dining.





- Three Bedroom Link Detached Bungalow
- Completely Renovated From Top To Bottom
- Immaculately Presented Throughout
- Finished To A Very High Standard
- Ample Off Street Parking
- Top Of The Range Kitchen Appliances
- Open Plan Living
- Close By To Numerous Amenities
- EPC Rating - D
- Freehold - Council Tax Band - C











Cotgrave is well-served for day-to-day needs. You'll find a range of local shops, cafés, pubs, and essential services, along with a modern leisure centre and library hub. The village centre has benefited from recent investment, giving it a more contemporary and welcoming feel while still retaining its local charm.

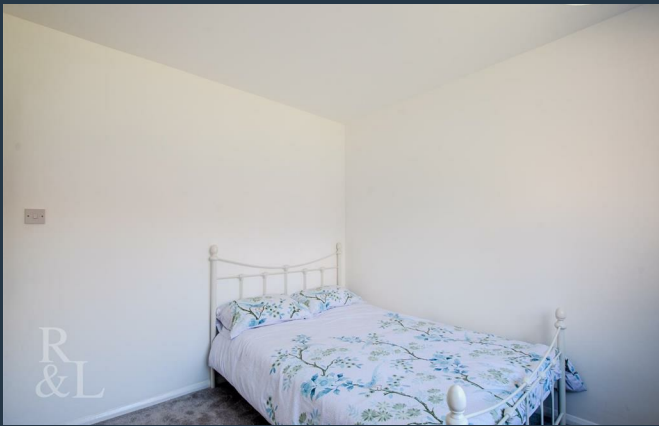
For outdoor space, Cotgrave Country Park is a standout feature. It offers scenic lakes, walking trails, and green open areas—ideal for dog walking, weekend strolls, or simply enjoying the countryside.

#### Schools & Community

Cotgrave is particularly attractive to families thanks to its well-regarded primary schools and nearby secondary options. The village has a strong sense of community, with local clubs, sports teams, and events throughout the year, helping it feel welcoming and connected.

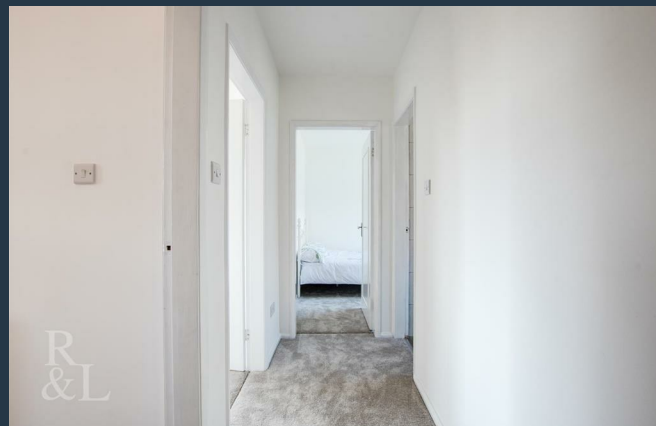
#### Transport & Connectivity

One of Cotgrave's biggest advantages is its location. It offers straightforward road links into Nottingham city centre, as well as access to surrounding villages and commuter routes. Regular public transport options make it a practical choice for those who work in the city but prefer a quieter home environment.



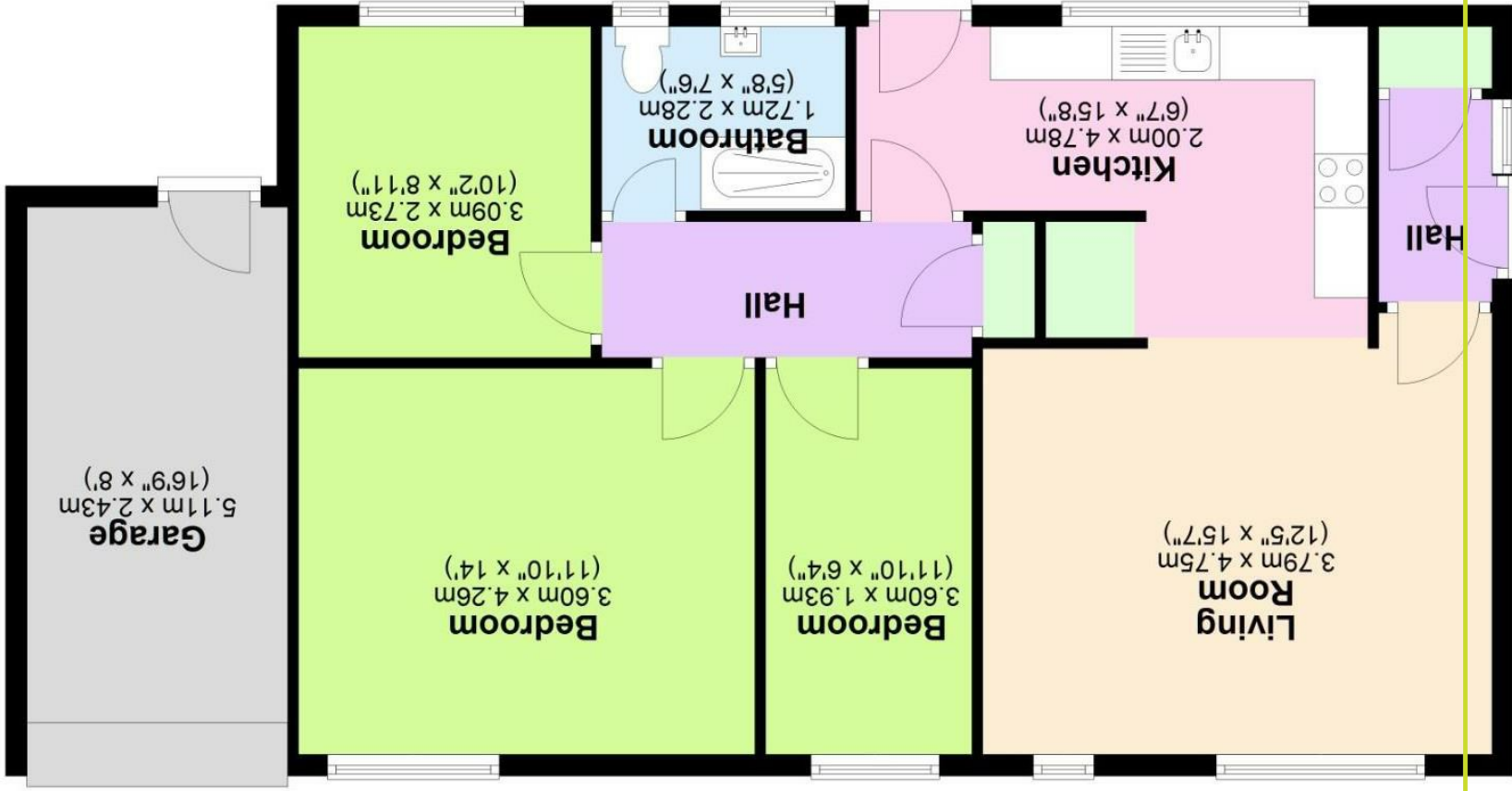
#### Overall Appeal

Cotgrave offers a lifestyle that blends village tranquility with modern convenience. With green spaces, a growing range of amenities, and strong transport links, it's a location that continues to attract a wide range of buyers looking for both comfort and connectivity.



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Total area: approx. 88.6 sq. metres (953.9 sq. feet)



Ground Floor  
Approx. 88.6 sq. metres (953.9 sq. feet)

England & Wales	
EU Directive 2002/91/EC	Energy Efficiency Rating
Very energy efficient - lower CO <sub>2</sub> emissions	Very energy efficient - lower running costs
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO <sub>2</sub> emissions	Not energy efficient - higher running costs
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Current	Current
Potential	Potential
89	63

EPC

