



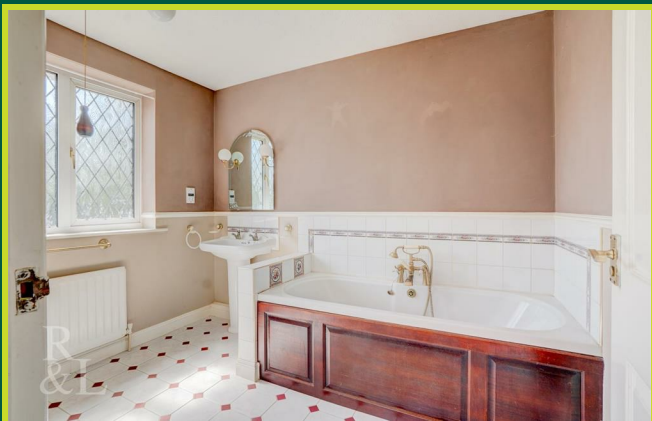
5 White Furrows

Cotgrave | NG12 3LD | £299,950

ROYSTON
& LUND

- Three Bedroom Detached Family Home
- Conservatory Space
- Garage + Ample Off Street Parking
- Built In Wardrobes And Family Bathroom
- EPC Rating - TBC
- **NO CHAIN**
- Opportunity To Put Your Own Stamp On Things
- Downstairs WC
- Close By To Numerous Amenities
- Freehold - Council Tax Band - D





****NO CHAIN****

Royston and Lund are delighted to bring to the market this three bedroom detached property located in Cotgrave. Situated close by to numerous amenities such as local pubs, shops and delis, as well as having excellent transport links along with being in the catchment area for well regarded schools. This property would be an excellent fit for a growing family.

Ground floor accommodation comprises of a generous size living room with a large front aspect bay window flooding the room with natural light pieced together with a stylish electric fireplace. The living room further grants access to a conservatory positioned to the rear aspect in turn allowing access to the rear garden via French doors. The kitchen breakfast bar area is ample in size with integrated appliances such as an oven, hob, extractor fan and slim line dishwasher, with room to fit further freestanding appliances. Off from the kitchen is a utility space linking to a downstairs WC. The ground floor additionally has a dining area or lounge which can be used to the buyers discretion and ample under stair storage.

To the first floor, the landing lends itself to three well-proportioned double bedrooms. The main bedroom and bedroom two both benefiting from built in cupboard and wardrobe space. All three bedrooms share a family four piece bathroom consisting of a separate bath and shower along with a wash basin and WC.

Facing the property there is ample off-street parking with room for several cars due to a tandem driveway and single garage positioned to the right aspect. To the rear of the property there is a patio area which leads onto lawn space which is enclosed by mature shrubbery and fenced borders.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	77

England & Wales EU Directive 2002/91/EC

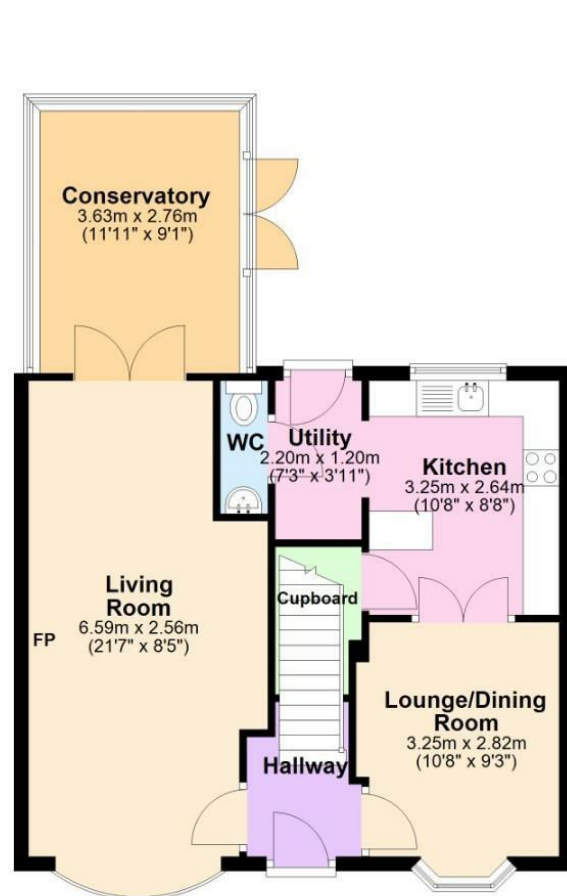
Environmental Impact (CO₂) Rating

	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

Ground Floor

Approx. 68.9 sq. metres (741.5 sq. feet)



Garage
4.20m x 2.28m
(13'9" x 7'6")

First Floor

Approx. 48.5 sq. metres (522.2 sq. feet)



Total area: approx. 117.4 sq. metres (1263.6 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.

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