



26 Whitelands

Cotgrave | NG12 3PP | £180,000

ROYSTON
& LUND

- Three Bedrooms
- Spacious Kitchen Dining Room
- Excellent Transport Links
- Opportunity To Put Your Own Stamp On Things
- EPC Rating - C
- Ample Off Street Parking
- Close By To Numerous Amenities
- Three Piece Suite Bathroom
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - A





Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in Cotgrave. Situated close by to numerous amenities such as Cotgrave precinct where there are restaurants and local shops. Cotgrave also has three pubs, well regarded schooling and excellent transport links via the A46 and A52 . This property would be an excellent fit for a first time buyer.

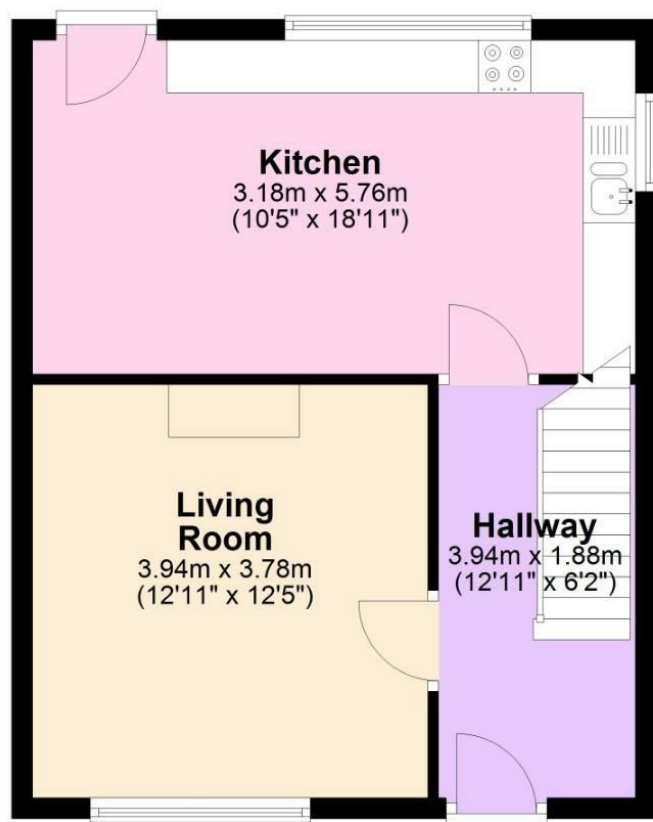
Ground floor accomodation comprises of a hallway upon entry that leads you into the main reception room, kitchen and stairs to the first floor. The living room is a generous size with a front facing window flooding the room with natural light. The kitchen is ample in size with integrated kitchen appliances such as an oven, hob and extractor fan with room to add further freestanding appliances. The kitchen provides access to the rear of the property via back door.

To the first floor there are three well proportioned bedrooms. The main bedroom and bedroom two are both doubles. The third bedroom is a spacious single. All bedrooms share a three piece suite bathroom consisting of a bath with a shower overhead, along with a wash basin and WC.

Facing the property there is ample off street parking via a single driveway which leads you to the front door. To the rear there is a low maintenance lawn space which is enclosed by fenced borders.

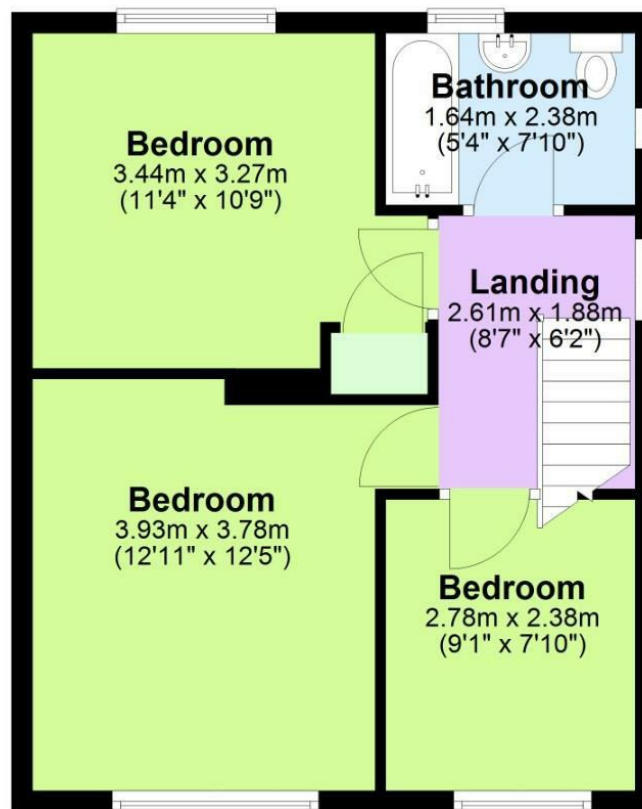
Ground Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



Total area: approx. 83.2 sq. metres (895.4 sq. feet)



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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**