



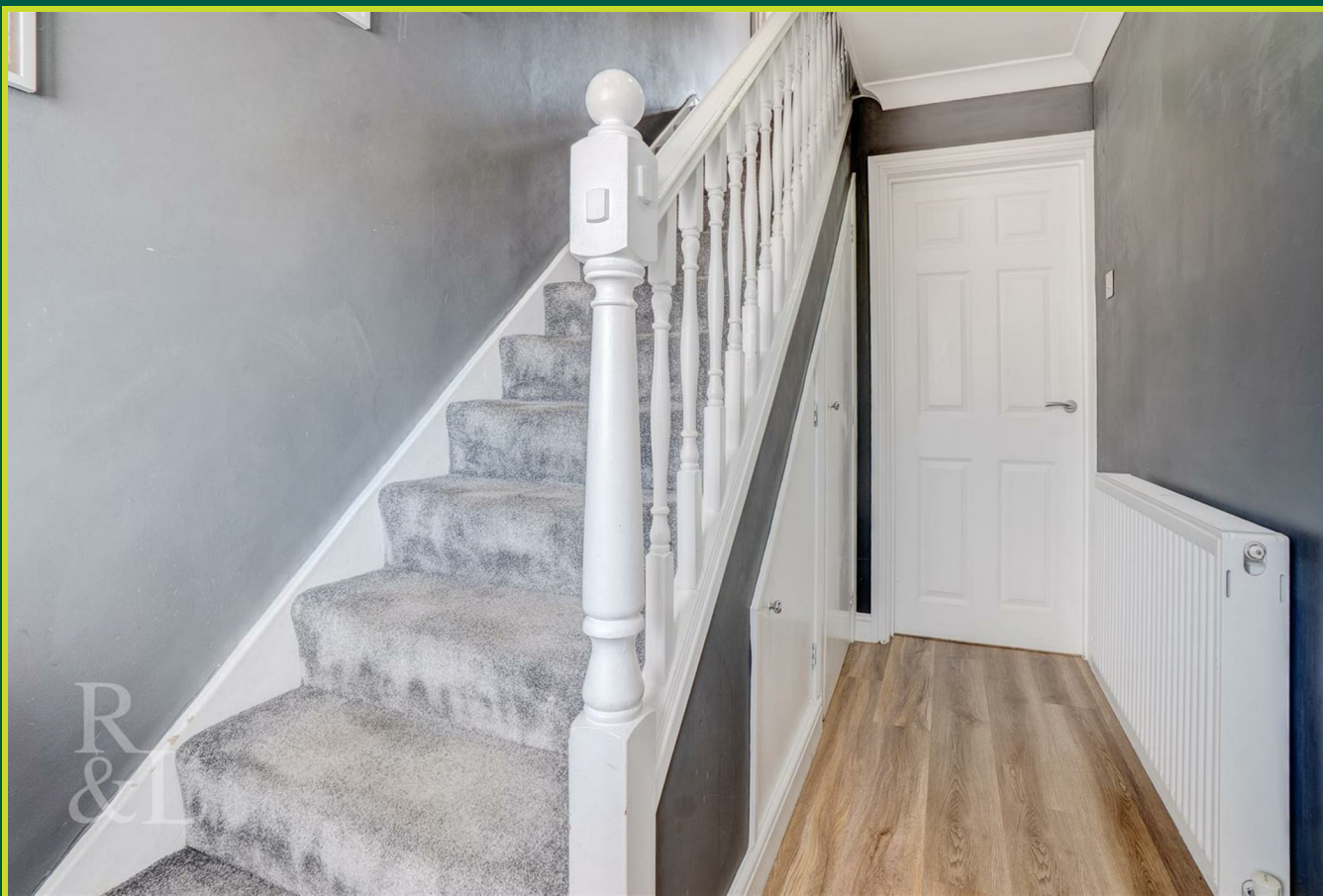
2 Lingford

| NG12 3LB | £230,000

ROYSTON  
& LUND

- Three Bedroom Semi Detached
- Ample Storage Space
- Underfloor Heating In The Bathroom
- Close By To Numerous Amenities
- EPC Rating - C
- Integrated Kitchen Appliances
- Generous Double Driveway
- Low Maintenance Rear Garden
- Excellent Transport Links
- 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 local shops and pubs as well as being the catchment area for well regarded schools and having excellent transport links via the A46, and bus links into West Bridgford and the City Centre. This property would be a great fit for a growing family or first time buyers.

Interior accomodation comprises of a hallway upon entry which leads into the main reception rooms. The living room is a generous size with front aspect window flooding the room with natural light. The kitchen dining room is ample in size with integrated kitchen appliances and kitchen island. Built in oven hob and extractor fan along with dishwasher and slide away waste disposal drawer, furthermore an integrated fridge and freezer. The kitchen also grants access to a storage space containing boiler and fittings for a freestanding washing machine and rear door to the back garden.

To the first floor there are three well proportioned bedrooms. The principle bedroom and bedroom two are both doubles, bedroom two boasts of built in storage space. Bedroom three is a spacious over stair single with additional storage. All three bedrooms share a three piece bathroom comprising of a bath with with shower overhead along with a wash basin and WC and underfloor heating.

Facing the property there is ample off street parking due to a double driveway leading to the front door. To the rear there is a patio area to start perfect for summer seating leading onto a low maintenance artificial turfed lawn split with pathway that finishes to the rear aspect with patio area and storage shed.

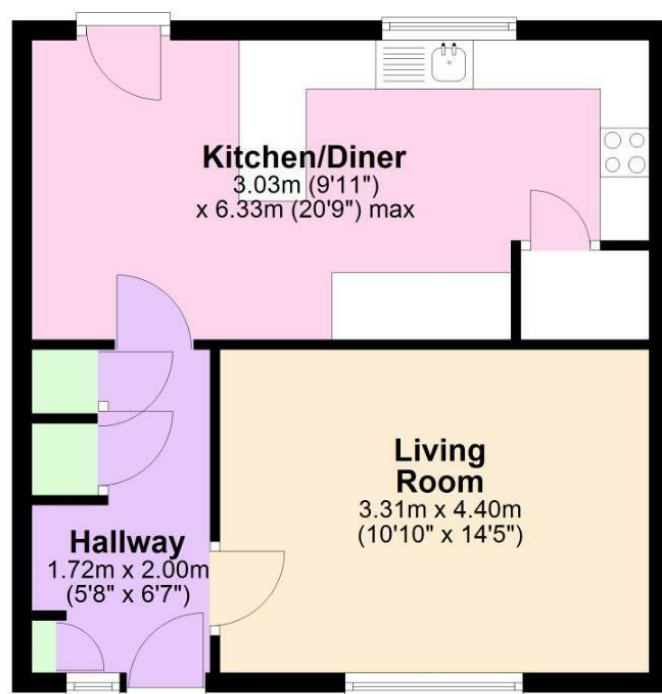


## EPC

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 73      | 79        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

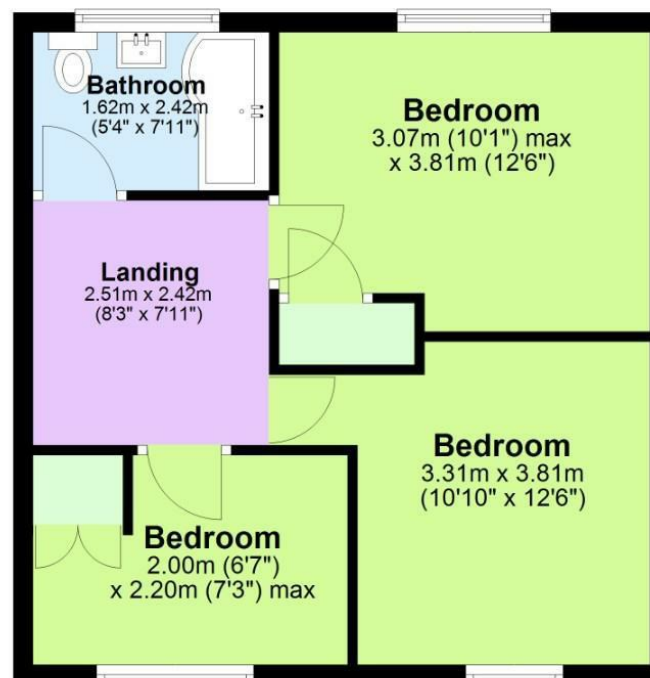
### Ground Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



### First Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



Total area: approx. 82.1 sq. metres (883.7 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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