



11 Corn Close

Cotgrave | NG12 3QJ | £240,000

ROYSTON
& LUND

- Two Bedroom Bungalow
- Ample Off Street Parking
- Integrated Kitchen Appliances
- Well Presented
- Close By To Numerous Amenities
- Catchment Area For Well Regarded Schools
- Excellent Transport Links
- End Of Cul De Sac
- `EPC Rating - TBC
- `Freehold - Council Tax Band - B

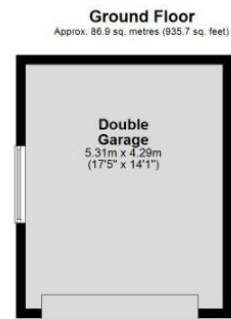




Royston and Lund are delighted to bring to the market this two bedroom semi-detached bungalow located in Cotgrave. Situated close by to numerous amenities such as local shops, pubs and restaurants as well as being in the catchment area for well regarded schools this property would be an excellent purchase for a first time buyer or a growing family.

Interior accomodation comprises of a generous size kitchen area upon entry which has integrated kitchen appliances such as an oven, hob and extractor fan, as well as a fridge and freezer and stylish belfast sink, with room to add further freestanding. The kitchen provides access to the rear garden via a side door. The living room is an ample size with a large front aspect bay window letting in lots of natural light. Both bedrooms are well proportioned doubles, the main bedroom benefitting from built in wardrobes, they both share a modern fitted three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property the house itself is at the end of the cul de sac and has ample off street parking due to a large corner driveway. To the rear of the property there is a patioed and lawned garden with lots of space for summer seating, access to a double garage and shed area providing further off street parking or additional storage. The rear garden as a whole is a great size and is enclosed by fenced borders.



Total area: approx. 86.9 sq. metres (935.7 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



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		
	70	78

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**