



51 White Furrows

Cotgrave | NG12 3LE | £275,000

ROYSTON
& LUND

- Two Bedroom Bungalow
- Ample Off Street Parking
- Built In Wardrobes
- Excellent Transport Links
- EPC Rating - C
- Detached
- Spacious Reception Rooms
- Close By To Numerous Amenities
- Opportunity For A Great Downsize
- Freehold - Council Tax Band - C





A well-appointed, spacious two-bedroom detached bungalow located in Cotgrave. Boasting spacious reception rooms, two well-proportioned double bedrooms with fitted wardrobes, ample off-street parking and a single detached garage. This property would be a great fit for those looking to downsize.

Cotgrave offers a variety of amenities, from local shops, cafés and restaurants to excellent transport links via the A46, providing convenient access to West Bridgford and Nottingham City Centre.

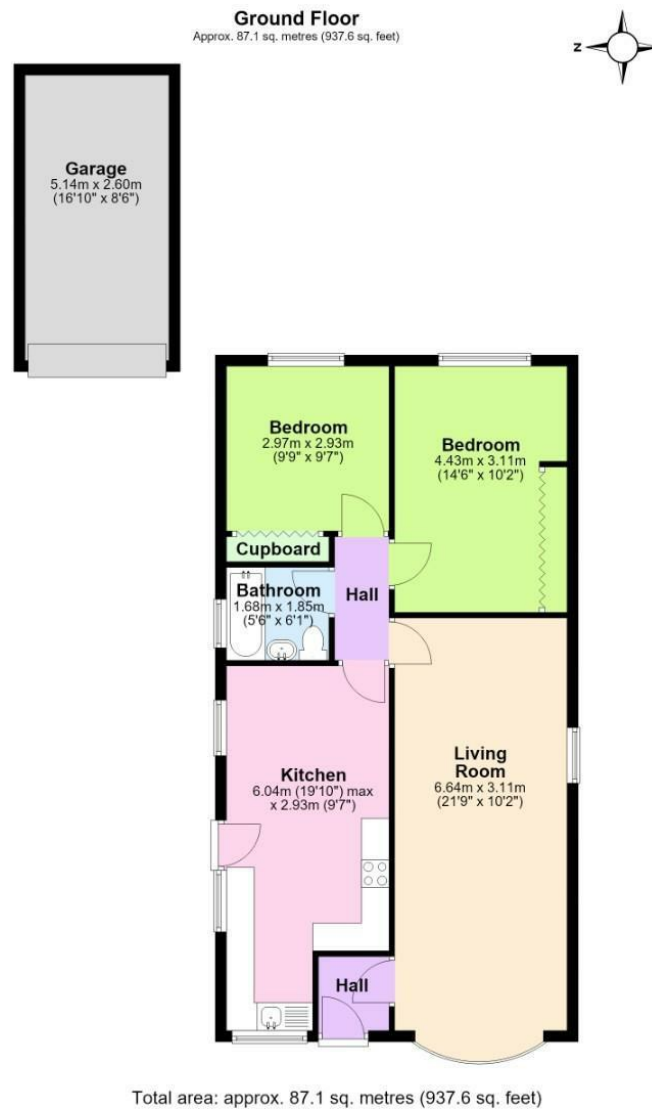
In brief, the interior comprises an entrance hall leading into the living room, featuring a front-aspect window and fireplace, with plenty of space for the family. The kitchen/diner features high-quality base and wall units, an adjoining dining area and an external door leading to the side of the property.

Both bedrooms are well-proportioned doubles that benefit from built-in wardrobe and cupboard space and share a three-piece tiled bathroom consisting of a bath with a shower overhead, along with a washbasin and WC.

To the front of the property, there is ample off-street parking via a gated double tandem driveway, with a single detached garage at the end.

To the rear, there is a lawned garden with a patio area, enclosed by fenced boundaries.





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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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		

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