



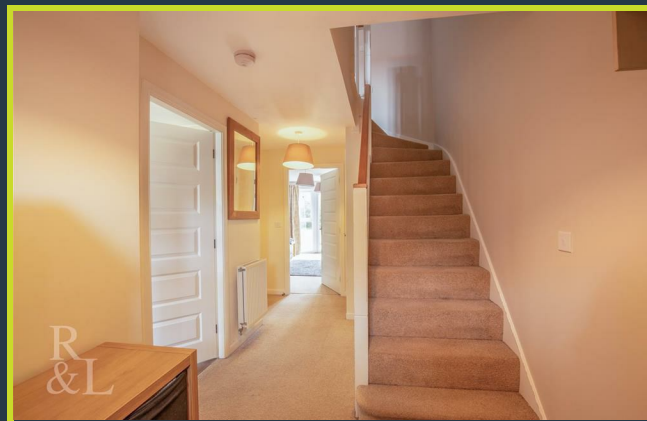
R
&L

27 Maygreen Avenue

| NG12 3SH | £270,000

ROYSTON
& LUND

- Three Bedroom Semi-Detached
- Integrated Kitchen
- En-suite Shower Room
- Driveway for Two Vehicles
- EPC Rating - B
- Ample Size Living Room
- Ground Floor WC
- South-Facing Patio Garden
- Great Surrounding Amenities
- Council Tax Band - C





GUIDE PRICE £270,000-£280,000

Royston & Lund are delighted to present this three-bedroom semi-detached home, offering modern living with stylish finishes throughout.

The sleek kitchen is a standout feature, complete with integrated fridge and freezer, gas hob, dishwasher, and elegant spotlights for a contemporary feel.

From the welcoming hallway, you'll find a generously sized living room, brightened by French doors that not only flood the space with natural light but also open directly onto a charming patio garden. The garden itself is south-facing, with a lawn and mature planting. A convenient WC completes the ground floor.

Upstairs, there are three well-appointed bedrooms. The principal bedroom boasts its own en-suite shower room, while the family bathroom includes a bath-shower hybrid and a heated towel rail.

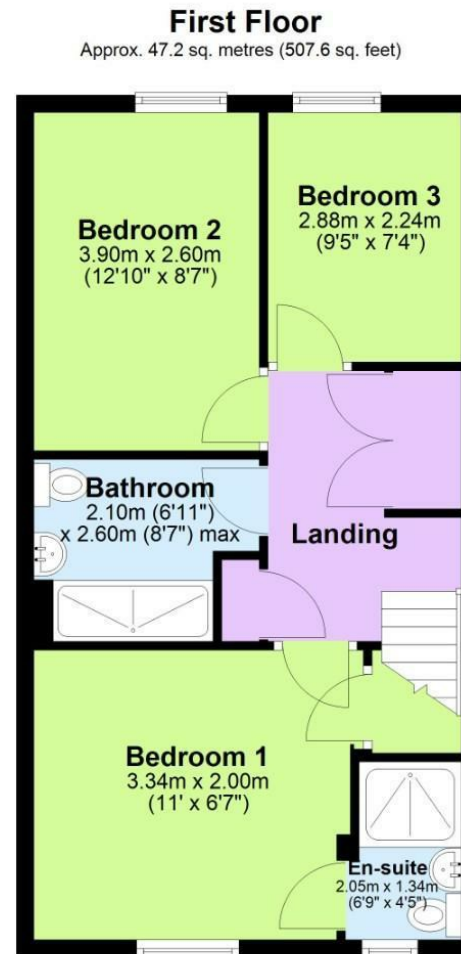
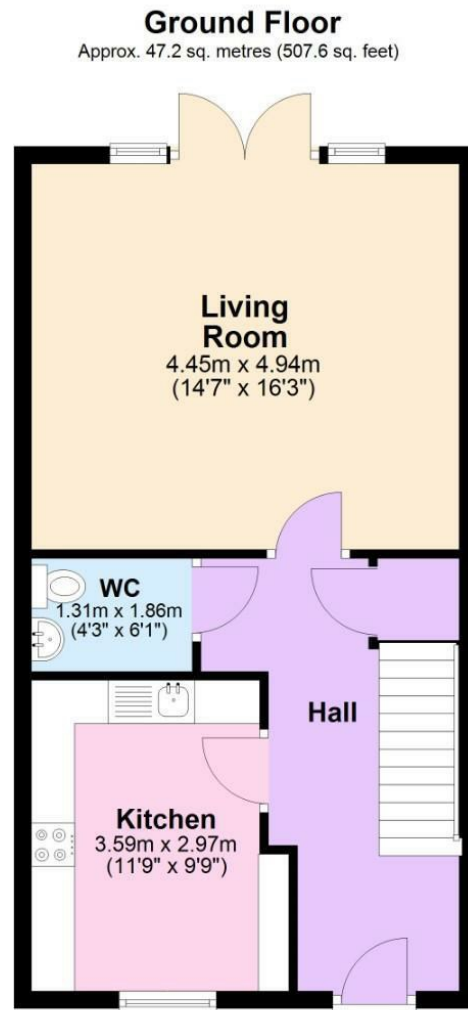
All bedrooms and the living room benefit from air conditioning units that provide cooling, heating, and dehumidifying options.

Externally, the property offers a private driveway with space for two vehicles.

Cotgrave is well placed for local amenities, with shops, a library, pharmacy, medical centre, and takeaways available at the nearby precinct. Families benefit from two primary schools within a mile and South Nottinghamshire Academy just under two miles away, alongside GP and dental practices close by.

For leisure, Cotgrave Leisure Centre offers a gym, pool, and sports pitches, while Cotgrave Country Park provides open green space, trails, and fishing. Transport links include regular local bus services and Radcliffe-on-Trent railway station about two miles away, giving good access into Nottingham and surrounding towns.





Total area: approx. 94.3 sq. metres (1015.3 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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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		

**ROYSTON
& LUND**