



11 Willow Road

Cotgrave | NG12 3TW | Offers In Excess Of £300,000

ROYSTON
& LUND

- Semi-detached
- Driveway and garage
- Downstairs WC
- Walking distance to Cotgrave Country Park
- EPC rating B
- Three bedrooms
- En-suite to main bedroom
- Fully integrated kitchen
- Freehold
- Council tax band C





A well presented modern three bedroom semi-detached home on a recently built development that backs onto Cotgrave Country Park. The property benefits from off street parking, a garage and is situated for convenient access onto the A52 and A46.

Entering into the hallway that benefits from a WC and built in storage, we have access into the kitchen, lounge / diner and stairs to the first floor. The lounge / diner has double doors into the rear garden and the kitchen is fully integrated with a fridge / freezer, dishwasher, washing machine, oven, hob and extractor fan. Upstairs there are three well proportioned bedrooms, an en-suite shower room to the main bedroom and a separate three piece bathroom consisting of a bath, WC and wash basin.

To the front of the property there is a small garden with secure gated access down the side as well as off street parking with a garage & driveway. To the rear there is an enclosed lawned garden with a patio off the lounge / diner and fenced boundaries.





EPC

Energy Efficiency Rating

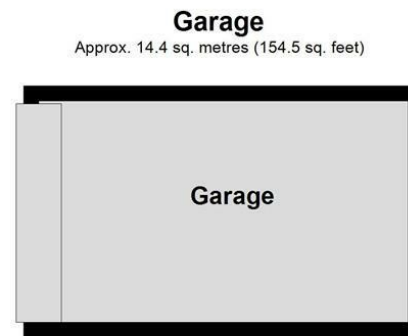
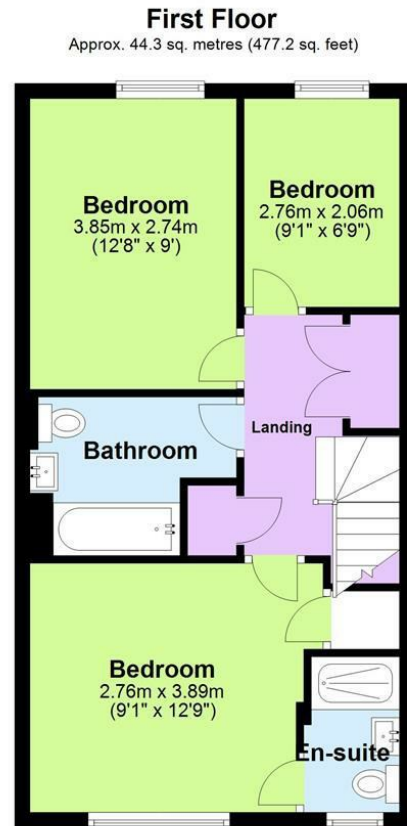
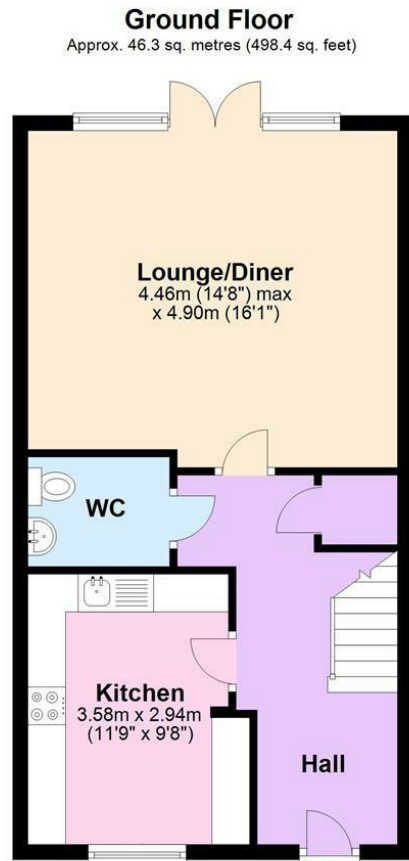
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (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



Total area: approx. 105.0 sq. metres (1130.1 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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