

SUPERIOR HOMES

ROYSTON & LUND



37 Rectory Road

Cotgrave | NG12 3HU

Guide Price £350,000 - £365,000

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Royston and Lund are delighted to bring to the market this three-bedroom detached bungalow situated down a quiet road in Cotgrave. Presented immaculately throughout, the property offers generous space, a neat, low-maintenance rear garden and ample off-street parking with its own private driveway. This property would make a great opportunity for those wanting to downsize whilst still having plenty of space for family and friends.

The village of Cotgrave presents numerous amenities, from local shops, pubs and restaurants to a well-regarded leisure centre, as well as excellent transport links to the surrounding villages and into West Bridgford and the City Centre.

Interior accommodation comprises an entrance hall that leads into the main reception room, kitchen and third double bedroom, which was once the single garage. The living room is ample in size, benefiting from a large front-aspect bay window and stylish fireplace for the winter months. The kitchen features base and wall units housing integrated appliances such as an oven, hob and extractor, as well as plenty of built-in cupboard space. Additionally, the kitchen leads into a utility room to the right-hand side, boasting further space for additional white goods, with double skylights and sliding doors leading to the side of the property.

The inner hallway provides access to the main and second double bedrooms. The main bedroom benefits from built-in wardrobes and access to the spacious conservatory to the rear through sliding doors. Bedroom two features further built-in wardrobes. Each bedroom shares a spacious, tiled four-piece suite bathroom consisting of a bath, separate shower, wash basin and WC.

The rear conservatory spans the full width of the property, with wraparound windows making it a great place for relaxation and/or dining, whilst connecting seamlessly to the rear garden through French doors.



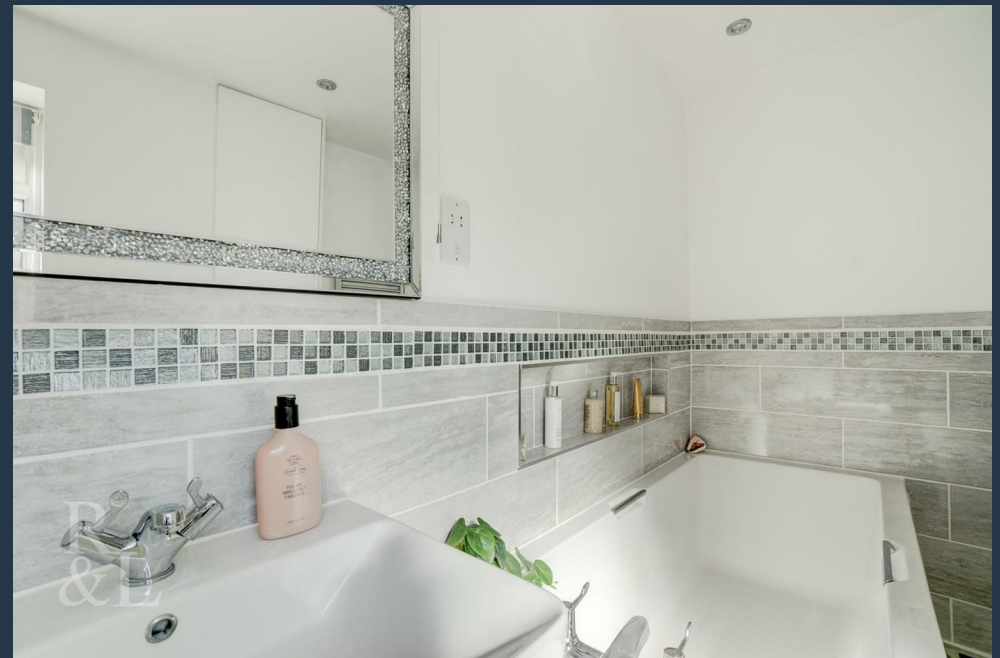


- Guide Price £350,000 - £365,000
- Immaculately Presented Throughout
- Three Bedroom Detached Bungalow
- Quiet Location
- Low Maintenance Front And Rear Garden
- Ample Off Street Parking
- Four Piece Suite Bathroom
- Full Width Conservatory
- Close By To Numerous Amenities And Excellent Transport Links
- EPC Rating - D /// Freehold - Council Tax Band - C





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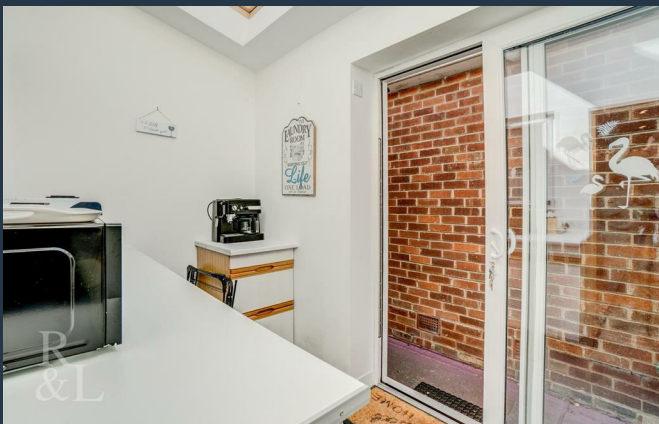
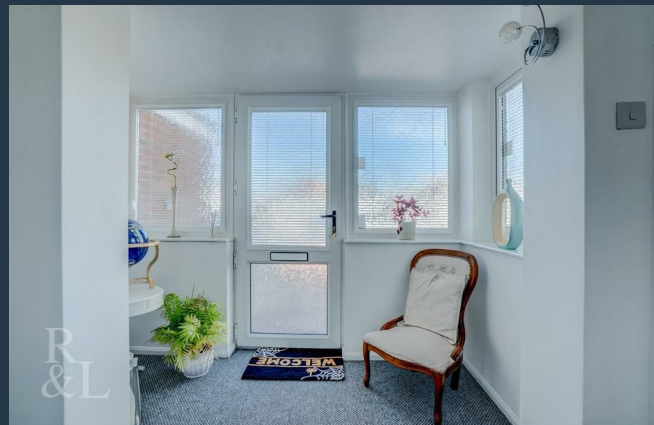






Facing the property, there is off-street parking for a single vehicle via a block-paved driveway, along with a neatly presented stoned area to the left-hand side.

The rear garden continues to impress, with a lovely decking area to start, providing space for summer seating and/or alfresco dining. A matching stoned area follows, which is lined with planting areas and potted shrubs, along with a useful metal storage shed.



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.

Total area: approx. 110.5 sq. metres (1189.2 sq. feet)



Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
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	
Potential	Current	
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
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	
Potential	Current	

EPC



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