



20 Ringleas

Cotgrave | NG12 3LU | £220,000

ROYSTON  
& LUND

- Four Bedroom Semi Detached
- \*\*NO CHAIN\*\*
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- EPC Rating - C
- Ample Off Street Parking - Driveway
- Rear Door Off Living Room To The Rear Garden
- Down Stairs WC
- Excellent Transport Links
- Freehold - Council Tax - B





**\*\*NO CHAIN\*\***

Royston and Lund are delighted to bring to the market this four bedroom semi detached property located in Cotgrave. Situated a short drive from numerous amenities such as local pubs, independent cafes and local shops. Not to mention being in the catchment for well regarded schools and having excellent transport links to the surrounding villages and the City Centre. This property would be a great fit for first time buyers or a growing family.



Ground floor accommodation comprises a hallway upon entry that leads into the kitchen, downstairs WC and stairs to the first floor. The kitchen is ample in size and benefits from high quality base and wall units with integrated appliances such as an oven, hob and extractor fan along with more than enough room to add freestanding appliances and side access leading to the rear of the property. Off from the kitchen is the generous sized living room featuring a front aspect window flooding the room with natural light, rear aspect door to the rear garden and an electric fireplace.

To the first floor there are four well proportioned bedrooms. The master bedroom showcasing storage space. All four bedrooms share a modern tiled three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is off street parking via a potential single driveway by dropping the curb and to the rear there is a patio garden with seating areas and mature shrubbery which is enclosed by fenced borders.



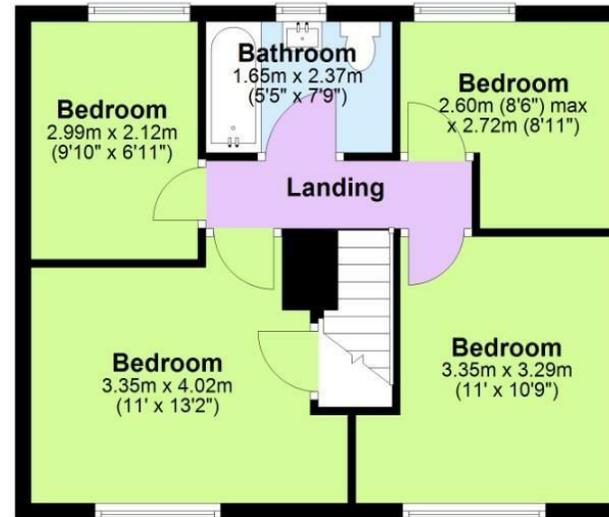
### Ground Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



### First Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



Total area: approx. 89.7 sq. metres (965.0 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON & LUND**