



Willow Cottage Back Lane

Normanton on the Wolds | NG12 5NP | Guide Price £450,000

ROYSTON
& LUND

- Semi-detached cottage
- Two reception rooms
- Off street parking and double detached garage
- No upward chain
- EPC rating D
- Three double bedrooms
- Planning for two storey extension
- Generous rear garden
- Freehold
- Council tax band D





GUIDE PRICE £450,000-£475,000No upward chain***

Royston and Lund are pleased to market this beautifully presented, three double bedroom semi-detached cottage located in the highly sought after village of Normanton on the Wolds. The property benefits from planning permission for a two storey extension to the rear.

The property is entered through a front porch which opens to a hallway with stairs leading up to the first floor benefitting from under-stairs storage. Internal doors off the hallway give access to a dual aspect, full length reception room, a kitchen which benefits from an AGA oven with an integrated fridge with ample space for further free-standing appliances, a dual aspect dining room and a downstairs W/C.

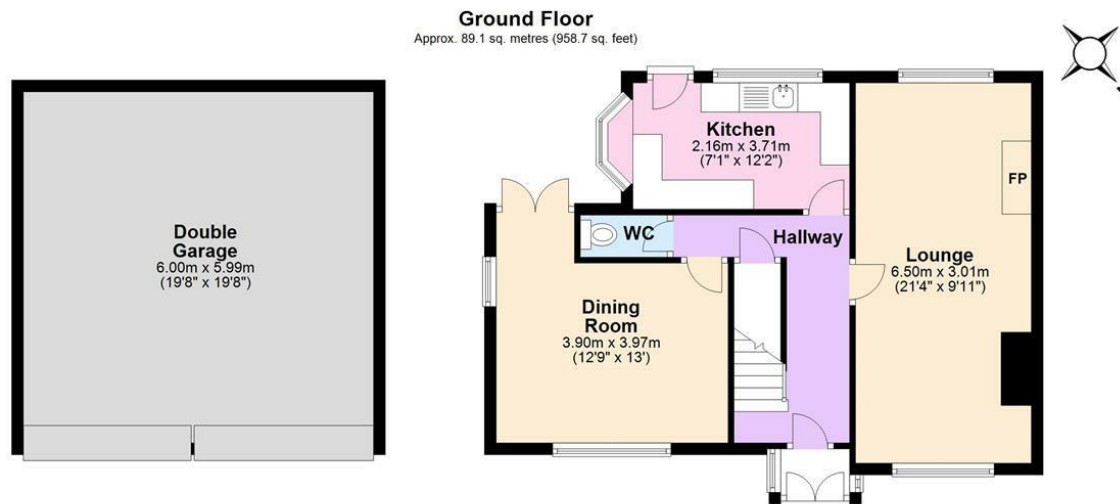
To the first floor a landing leads to a master bedroom which benefits from fitted wardrobes, a second bedroom also benefitting from fitted wardrobes, a third double bedroom and a family shower room.

An attractive front garden opens to off-street parking for multiple vehicles to the side of the property which leads to a detached double garage with a separate integrated storage area accessed from the rear.

To the rear of the property there is a generous garden with mature trees accessed from either the kitchen, dining room or a side gate which features a raised patio area with the remainder mainly laid to lawn.

Normanton on the Wolds is one of Nottinghamshire's most sought after villages with its award winning village pub, easy access to country walks including the Wolds Way and its superb transport connections.





Total area: approx. 141.9 sq. metres (1527.5 sq. feet)



EPC

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (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
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