



39 Ringleas

Cotgrave | NG12 3NF | Guide Price £210,000

ROYSTON
& LUND

- Guide Price £200,000- £210,000
- Semi-Detached
- New Boiler (Oct '24)
- Enclosed Rear Garden
- EPC Rating: C
- Three Bedroom
- Village Location
- Recently Fitted Kitchen
- Walking Distance to Country Park & Village Centre
- Council Tax Band: A





GUIDE PRICE £200,000-£210,000

Royston & Lund are delighted to market this well presented, three bedroom, semi-detached house situated on Ring Leas in Cotgrave. The property benefits from an existing driveway with planning permission in place to drop the kerb and widen the block paving to create access directly from the road. Ringleas is situated within a ten minute walk of the Cotgrave Country Park as well as being a short walk from local schools and amenities.

Benefitting from a recently fitted boiler (October '24) and a new kitchen and downstairs w/c the ground floor accommodation comprises a welcoming entrance hallway with stairs leading up to the first floor, a generous reception room to the front, an open plan kitchen/diner to the rear along with a utility area and downstairs w/c. The newly fitted kitchen comprises an electric oven, induction hob and extractor hood, fridge, freezer and dishwasher. The utility area has plumbing in place for a washing machine.

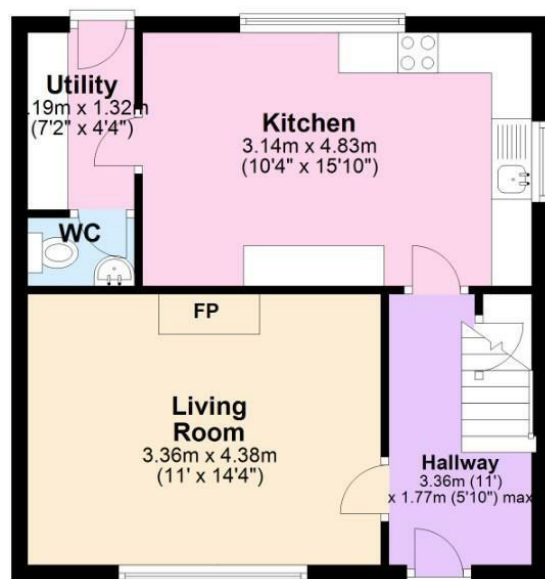
To the first floor, the master bedroom benefits from a built-in storage cupboard, there is a second double bedroom, a smaller third bedroom and bathroom comprising a bath and wash hand basin and a separate W/C.

To the rear of the property an enclosed rear garden benefits from a full width patio with the remainder mainly laid to lawn.



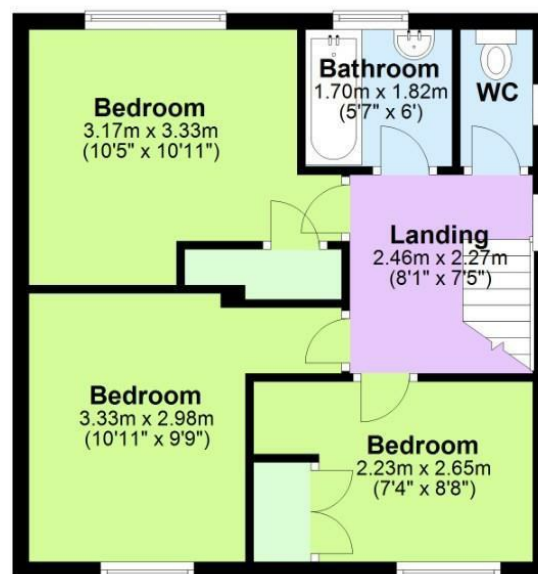
Ground Floor

Approx. 44.7 sq. metres (481.5 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



Total area: approx. 85.7 sq. metres (923.0 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



EPC

Energy Efficiency Rating

	Current	Potential
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		

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

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