



19 East Acres

Cotgrave | NG12 3JP | Offers Around £425,000

ROYSTON
& LUND

- Extended Detached House
- Stunning Kitchen/Diner
- Family Bathroom - Wet Room - En-Suite
- Easy Access To The Country Park Via A Nearby Footpath
- EPC Rating C - Freehold
- Good-Sized Lounge
- 6 Bedrooms
- Rear Garden With Lawn, Patio & 'Home Gym'
- Excellent Amenities Nearby
- Council Tax Band D





Royston & Lund are delighted to present this extended detached family home which comprises of 6 bedrooms. The property is situated within a quiet cul-de-sac and is within walking distance of Cotgrave village centre which includes multiple pubs, churches, a Sainsbury Local, Cotgrave Country Park and recently refurbished shopping precinct. Cotgrave is renowned for its local school, Candleby Lane.

Upon entering the property you are greeted by the entrance hall which includes built-in cloak cupboards and access to the lounge. The lounge is a nicely-sized room with two front facing UPVC double glazed windows and also provides the stairs to the first floor. The kitchen/diner includes a range of units including a feature centre island, there is also the benefit of integrated appliances and French doors providing access into the rear garden. The other part of the extension is ideal for those needing ground floor accommodation as it includes a double bedroom which is complemented by a modern en-suite wet room/WC. Lastly, there is the benefit of a ground floor WC.

To the first floor there are five good-sized bedrooms. Three of the five bedrooms benefit from fitted wardrobes whilst the main bedroom comprises of an en-suite shower room/WC. The other bedrooms benefit from a recently fitted, modern family bathroom with a four piece white suite including an electric shower, corner bath, wash basin and a WC. The bathroom also includes the airing cupboard which houses the hot water cylinder.

Outside, there is a good-sized, enclosed rear garden with a patio with facilities for a hot tub and lawn. The patio is ideal for garden furniture and also provides access via a rear door into the garage. The garden also includes a shed which currently acts as a 'home gym' which includes electricity. There is a second form of access into the rear garden via a side gate. To the front there is off-street parking for multiple vehicles which leads to a integrated garage which houses the boiler.



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		
	72	80

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

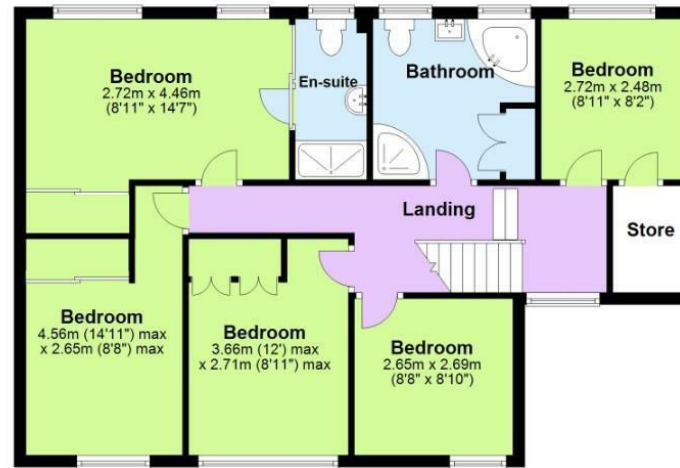
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Ground Floor
Approx. 101.9 sq. metres (1096.5 sq. feet)



First Floor
Approx. 74.4 sq. metres (801.2 sq. feet)



Total area: approx. 176.3 sq. metres (1897.8 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND