



45 Harvest Drive

Cotgrave | NG12 3SJ | Asking Price £320,000

**ROYSTON
& LUND**

- Three Storey Semi-Detached Townhouse
- Open Plan Living Area
- Immaculately Presented Throughout
- En-Suite to Main Bedroom
- EPC Rating B
- Four Bedrooms
- Driveway & Garage
- Close to Country Park and Amenities
- Freehold
- Council Tax Band D





Royston and Lund are pleased to bring to the market this immaculately presented four bedroom townhouse in Cotgrave offered to the market with no upward chain. The property is situated on a highly sought after modern development that sides onto the Cotgrave Country Park and is conveniently close to the local amenities within the town centre. There is a double driveway with single integral garage and in catchment area for popular local schools.



Entering into the hallway that benefits from a cloakroom, there is access to the ground floor living area and stairs to the first floor. The open plan living area benefits from an integrated kitchen, a lounge dining area and built in storage under the stairs.

To the first floor there is a double bedroom, single bedroom and a three piece bathroom consisting of a bath with shower overhead, Wc and wash basin. To the second floor there are two further double bedrooms and the main bedroom benefits from an en-suite shower room.

To the rear of the property there is an enclosed lawned garden with a patio area and access into the rear of the garage.

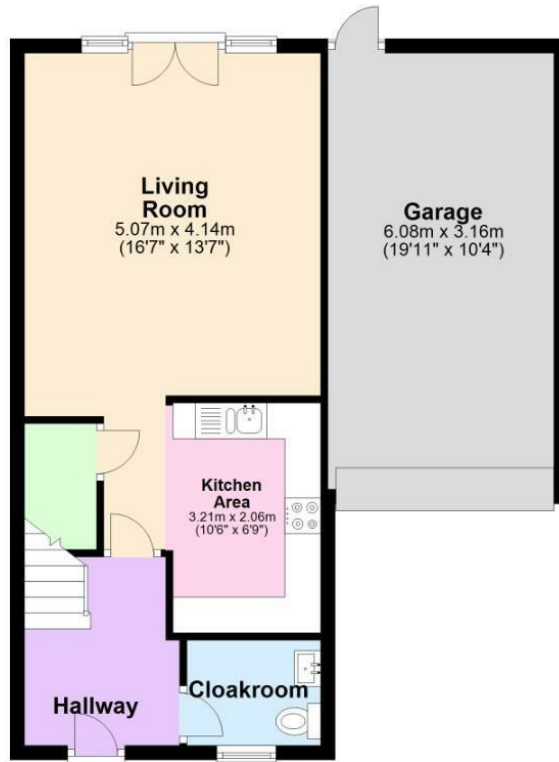


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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 (CO ₂) 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	

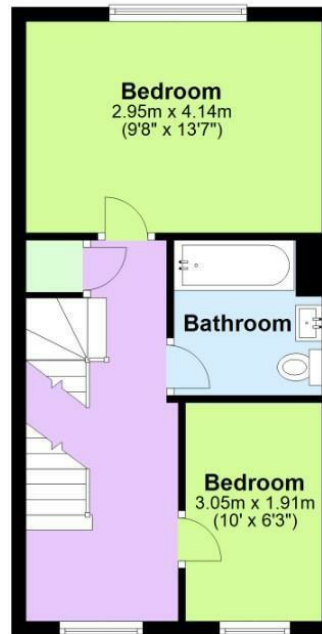
Ground Floor

Approx. 59.8 sq. metres (643.2 sq. feet)



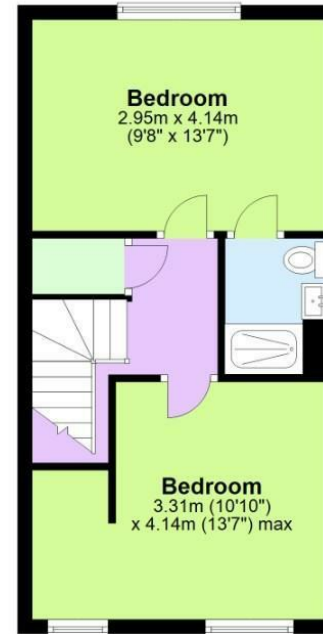
First Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



Second Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



Total area: approx. 129.0 sq. metres (1388.3 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.

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.

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