



4 Church Lane

Cotgrave | NG12 3HR | Asking Price £595,000

**ROYSTON
& LUND**

- Stunning Four Double Bedroom Cottage
- Four En-Suites
- Off Street Parking
- Close To Local Amenities
- EPC Rating E
- Generous Plot - 1/3 Acre
- Four Reception Rooms
- Views Over Fields + Overlooking Church
- Freehold
- Council Tax Band E





Royston and Lund are pleased to bring to the market this truly stunning four bedroom detached cottage, tucked away on a quiet street overlooking the church to the front and lovely views across fields to the rear. The property sits on a generous plot of approximately 1/3 acre and offers versatile living accommodation over both floors. The property sits within close proximity of the local amenities within the centre of Cotgrave and is ideally situated for easy access to the A52 and A46.

Entering into the hallway there is access to the lounge, sitting room and stairs to the first floor. The sitting room benefits from a feature log burner, as does the lounge which also has built in storage and allows access through to the dining room that runs the full width of the property.

From the dining room there is access to the garden room and kitchen that benefits from a separate storage and utility room. Towards the rear of the property there is a generous ground floor double bedroom with an en-suite bathroom. To the first floor there are three further double bedrooms that all have their own bathroom.

The property has a wrap around garden with lawn, mature shrubs, trees, and fenced/walled boundaries. Towards the end of the building there is a workshop.



Total area: approx. 196.9 sq. metres (2119.2 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 Planitip.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	
(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

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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