



14 Meadow Crescent

Cotgrave | NG12 3SP | Asking Price £350,000

ROYSTON
& LUND

- Detached Family Home
- Driveway & Garage
- Fully Integrated Kitchen
- Close To Cotgrave Country Park
- EPC Rating B
- Three Bedroom
- West Facing Landscaped Garden
- Downstairs WC + Bathroom & En-Suite
- Freehold - Annual Estate Charge £166.43
- Council Tax Band C





Royston and Lund are delighted to bring to the market this immaculately presented three bedroom home on a modern development next to Cotgrave Country Park. The property sits on a quiet road that fronts onto green space and is ideally situated for easy access to the A52 and the A46.

Entering into the hallway that benefits from a downstairs WC and built in storage, there is access into the lounge, kitchen and stairs to the first floor. The lounge runs the full length of the property and has a feature fireplace, while the kitchen area has a range of fully integrated appliances including a double oven, hob, extractor fan, wine cooler, fridge/freezer, dishwasher, washing machine and an opening into a dining area that has a pantry and french doors into the garden.

To the first floor there are two double bedrooms, one single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom also has an en-suite shower room consisting of a shower, WC and wash basin. To the front there is off street parking and a garage with secure gated access down the side. To the rear there is a west facing landscaped garden with block paved patio areas and seating areas with fenced boundaries.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

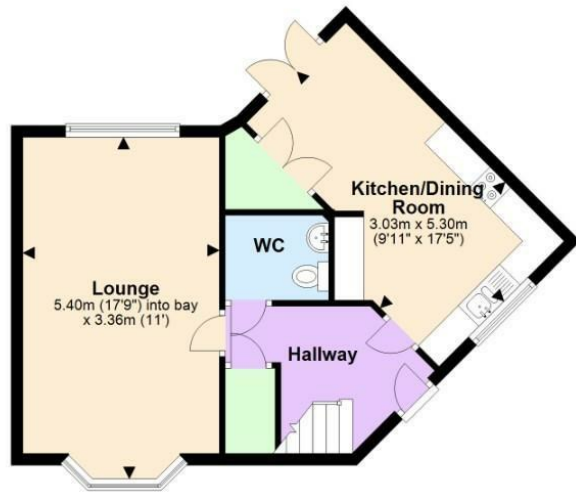
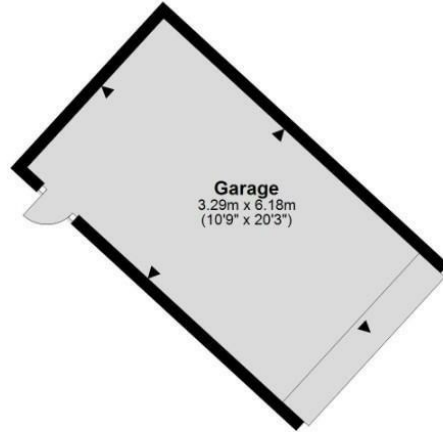
England & Wales EU Directive 2002/91/EC

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

Ground Floor
Main area: approx. 45.9 sq. metres (494.0 sq. feet)
Plus garages: approx. 21.5 sq. metres (231.7 sq. feet)



Main area: Approx. 92.2 sq. metres (992.8 sq. feet)
Plus garages: approx. 21.5 sq. metres (231.7 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.

First Floor
Approx. 46.3 sq. metres (498.8 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