



7 Risegate Gardens

Cotgrave | NG12 3LN | Asking Price £345,000

ROYSTON
& LUND

- Three Bedrooms
- Off Street Parking
- Integrated Kitchen Appliances
- Excellent Transport Links
- EPC Rating - D
- Well Presented
- Downstairs Bathroom
- Close By To Numerous Amenities
- Catchment Area For Highly Sought After Schools
- Freehold - Council Tax Band - D





Royston and Lund are delighted to bring to the market this three bedroom detached property situated in Cotgrave. Located down a quiet driveway off from a cul de sac with ample off street parking. Numerous amenities are on offer such as pubs, restaurants and local shops as well as being in the catchment area for highly sought after schools this property would be perfect for a growing family.

Ground floor accommodation consists of a generous size living room with multiple windows letting in lots of natural light, french opening doors that grant access to the rear garden and a sleek electric fireplace. The kitchen is a good size with breakfast bar and a range of integrated appliances such as an oven, hob and extractor fan, as well as a fridge and dishwasher. The kitchen leads into what was garage space but has been converted into an office/snug area which also grants access to the rear garden via french opening doors. The ground floor also boasts of an ample size dining room and a downstairs WC/shower room, along with under stair storage.

To the first floor there are three well proportioned bedrooms. Bedrooms one and two having the benefit of built in over stair wardrobes and all three bedrooms share a three piece suite bathroom consisting of bath with shower overhead along with WC and wash basin.

Facing the property which is set back from the road there is off street parking for multiple vehicles on a stoned driveway. To the rear of the property there is a generous garden space, consisting of both patio and lawn areas which are aligned with flower beds and enclosed by fenced borders. There are wooden sheds used for storage for added convenience.





EPC

Energy Efficiency Rating

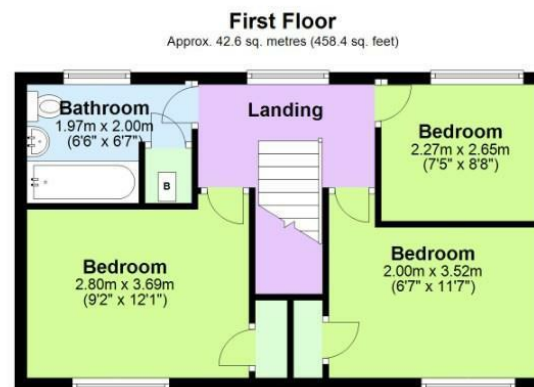
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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



Total area: approx. 103.8 sq. metres (1117.4 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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