



6 Meadow Crescent

| NG12 3SP | Offers Over £390,000

ROYSTON
& LUND

- OFFERS OVER £390,000
- Detached Family Home In Hollygate Park
- Four Double Bedrooms
- Good-Sized Lounge
- Modern Kitchen/Diner With A Separate Utility
- Downstairs WC - Family Bathroom - Ensuite
- Generous Garden - Driveway Leading To The Garage
- Quiet Residential Location
- Freehold - EPC Rating B
- Council Tax Band E





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Royston & Lund are delighted to present this immaculately presented detached family home situated in the Hollygate Park development in Cotgrave. The village is well-equipped with various shops, restaurants, educational institutions, and recreational facilities, enhancing its appeal to families and fostering an active lifestyle. With good transport links to nearby Nottingham and other regional centres.

Upon entering the property you are greeted by the hallway which provides access to the property on both floors. The lounge is a generously sized reception room for the family and benefits from a window to the front elevation as well as an under stairs storage cupboard. To the rear of the ground floor there is the stunning kitchen/diner which includes French doors onto the patio area, fully fitted units, integrated appliances and space for freestanding goods including an American style fridge/freezer. The kitchen gives further access to a separate utility room and a ground floor WC.

To the first floor there are four double bedrooms. The main bedroom is complemented by a stylish en-suite shower room/WC. Two of the bedrooms also include soft close, fitted wardrobes. All bedrooms benefit from access to the family bathroom which features a three piece white suite consisting of a WC, wash basin and a bath.

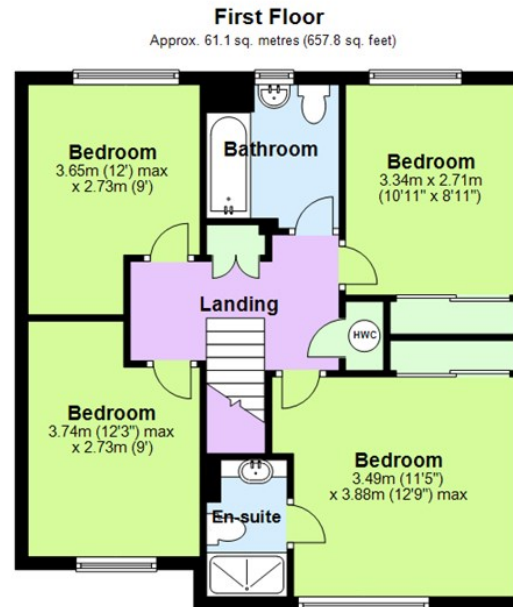
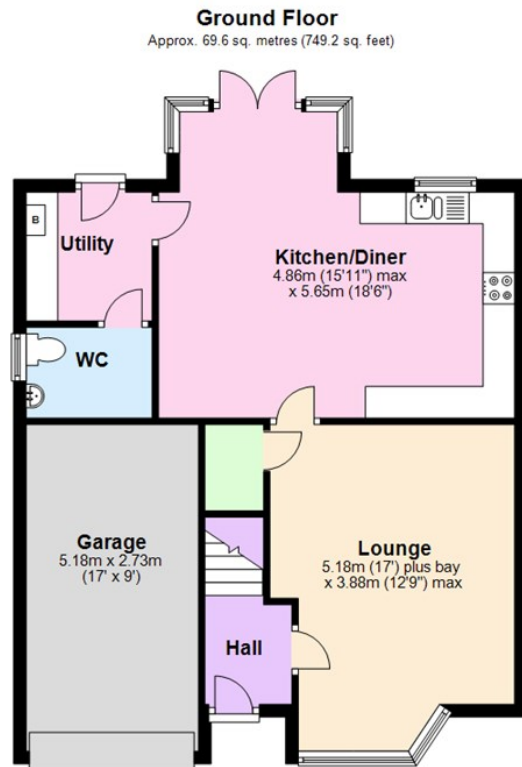
Outside, there is an enclosed rear garden which has been well-maintained by the current vendors and features a patio, lawn and fenced boundaries. To the front there is a double-width driveway leading to an integral garage which provides ample store as well as the facilities to have an electric car charger. The property also has the benefit of views over the crescent to the front which is a lovely green space.





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
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 <small>EU Directive 2002/91/EC</small>		



Total area: approx. 130.7 sq. metres (1407.0 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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