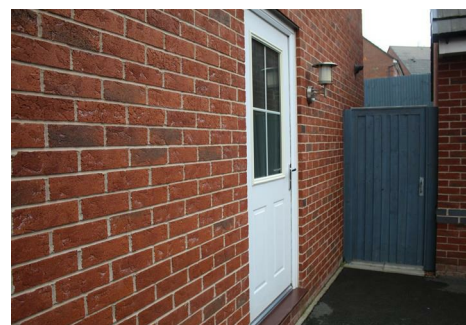




12 Fieldfare Road, Nottingham, NG12 3SU

£1,650 Per month

- Sought after area in Cotgave
- Immaculately well presented family home
- Open plan kitchen and dining room
- Ground floor WC and Utility room
- Council Tax D
- Available now
- 4 bedrooms (one with en-suite)
- Separate bay windowed lounge
- Off road parking for 2 cars
- EPC B

# 12 Fieldfare Road, Nottingham NG12 3SU

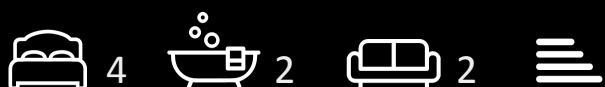
Situated in a the sought after area, on the edge of the village Cotgrave, the property is within walking distance of Cotgrave country park, and close to facilities in the village. There are excellent transport links and main road routes to Nottingham and Leicester

The property provides immaculately well presented accommodation arranged over two floors including, an entrance hallway, a living room, a fitted dining kitchen with a range of integrated appliances and French doors opening to the rear garden, plus a utility room, and a wc on the ground floor, with the first floor landing giving access to four bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating, UPVC double glazing, and security alarm system.

The property has a privately enclosed east facing garden to the rear, a further garden to the front, plus a driveway and single garage at the side providing off road parking for a number of vehicles.

This property is currently part furnished.  
Available now!



Council Tax Band: D



On entrance through the composite door it opens to a bright hallway.

The entrance hallway has stairs rising to the first floor, a store cupboard, and doors opening to the living room, the dining kitchen, and a large ground floor wc.

The living room has a bay window to the front, and a feature Quartz fireplace with an electric fire.

The spacious dining kitchen has a range of high gloss wall, drawer and base units in white, roll edge work surfaces, and a range of integrated appliances including; a dishwasher, a fridge/freezer, a fan assisted oven, and a gas hob. There is ample space for a dining table and seating, a useful storage cupboard, a window to the rear, a door to the utility room, and French doors opening to the garden.

The utility room has a roll edge work surface, space and plumbing for a washing machine, and space for a dryer. A composite door opens to the driveway at the side. The ground floor wc has a wc, and a pedestal wash hand basin.

The first floor landing has a loft access hatch, a storage cupboard, and doors into all four bedrooms, and the family bathroom.

Bedroom one overlooks the front, has wardrobes with sliding mirrored doors, and a door to an en-suite shower room. The en-suite shower room has a double shower enclosure, a pedestal wash hand basin, and a wc. The airing cupboard (housing the water cylinder) is situated here.

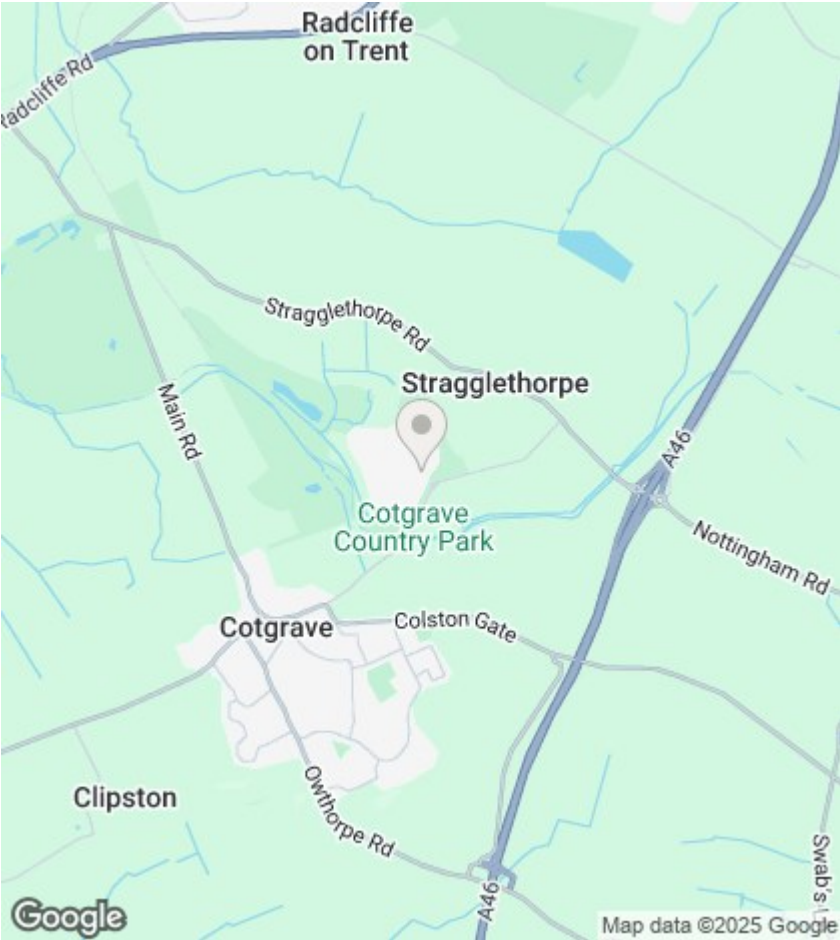
The second double bedroom overlooks the rear. There are two single bedrooms, one overlooking the front, and one overlooking the rear.

Completing the accommodation, the family bathroom has a panelled bath with a shower and glazed screen over, a pedestal wash hand basin, and a low flush wc. There is a wall mounted mirrored cabinet.

At the front of the property a pathway leads to the entrance door, laid lawn and shrubs and at the side of the property the driveway provides off road parking for up to two vehicles, with a garage (this is not included and will be locked). There is timber gated access to the rear garden.

The east facing rear garden has walled and fenced

boundaries, and includes; a large patio seating area, a shaped lawn, and raised flower bed borders.



Directions

Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

EPC Rating:

| 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 |