5 Rectory Road

Cotgrave | NG12 3HU | £490,000

ROYSTON & LUND

- FIVE BEDROOMs
- Immaculate Throuhgout
- Kitchen Diner
- Bathroom And Shower Room
- EPC Rating - TBC
- Detached Family Home
- Double Driveway And Garage
- Conservatory
- Close By To Numerous Amenities
- Freehold - Council Tax Band - D

Royston and Lund are delighted to bring to the market this extended, five bedroom detached property in Cotgrave. Excellent transport links, catchment area for well regarded schools and plenty of amenities are on offer, along with ample off street parking and a single garage.

Internal accomodation comprises a welcoming entrance hall off which there is a reception room with a bay window to the front and a feature fireplace. An internal door off the hallway or double internal doors from the reception room lead to a full width, open plan kitchen/diner complete with high quality base and wall units housing integrated appliances from an oven, hob and extractor hood and dishwaher. The adjoining dining area presents plenty of room for friends and family whilst granting access to the conservatory and in turn the garden. Completing the ground floor accomodation is a separate utility room and W/C.

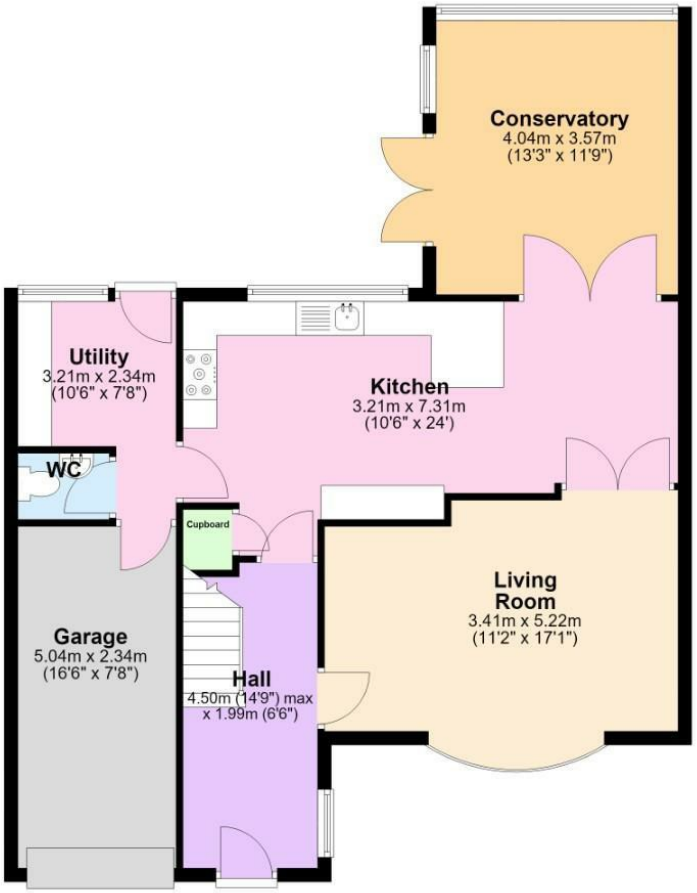
To the first floor, both the master bedroom benefits from floor-to-ceiling fitted wardrobes, with bedrooms two and three also being good sized doubles. Bedrooms four and five are smaller but are ideal for a nursery, childs bedroom or home office. As well as a generous family bathroom complete with a low level W/C, wash hand basin and a bath, there is a second shower room complete with a wash hand basin and a double shower.

To the front of the property a block paved driveway providing off-street parking and leading to an integral garage with the remainder of the front garden laid to lawn.

To the rear is a delightful, enclosed rear garden comprising a patio directly outside the property with a paved pathway leading up to a second patio area with a timber summerhouse complete with power and lighting.

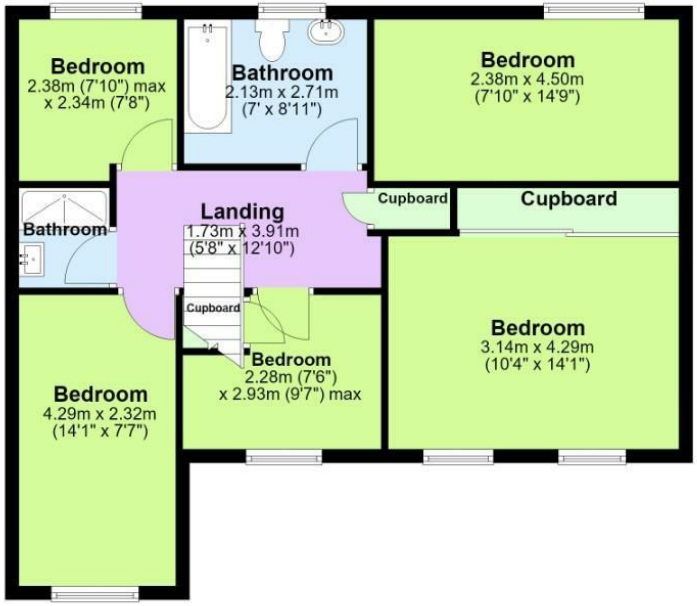
Ground Floor

Approx. 85.7 sq. metres (922.6 sq. feet)



First Floor

Approx. 66.3 sq. metres (714.1 sq. feet)



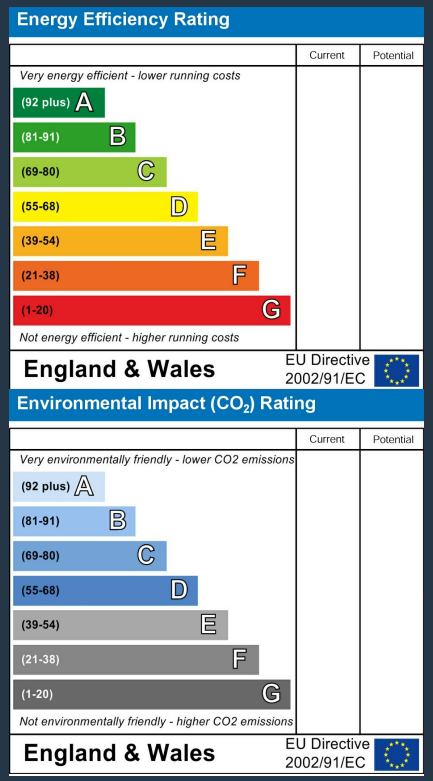
Total area: approx. 152.1 sq. metres (1636.7 sq. feet)

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC



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