



65 Harvest Drive

Cotgrave | NG12 3SJ | £280,000

ROYSTON
& LUND

- Three Bedrooms
- Ample Off Street Parking With EV Charger
- Low Maintenance Rear Garden
- Close By To Numerous Amenities
- EPC Rating - B
- Semi Detached
- High Quality Fixtures And Fittings
- Ensuite And Family Bathroom
- Excellent Transport Links
- Freehold - Council Tax Band - C





****IMMACULATELY PRESENTED****

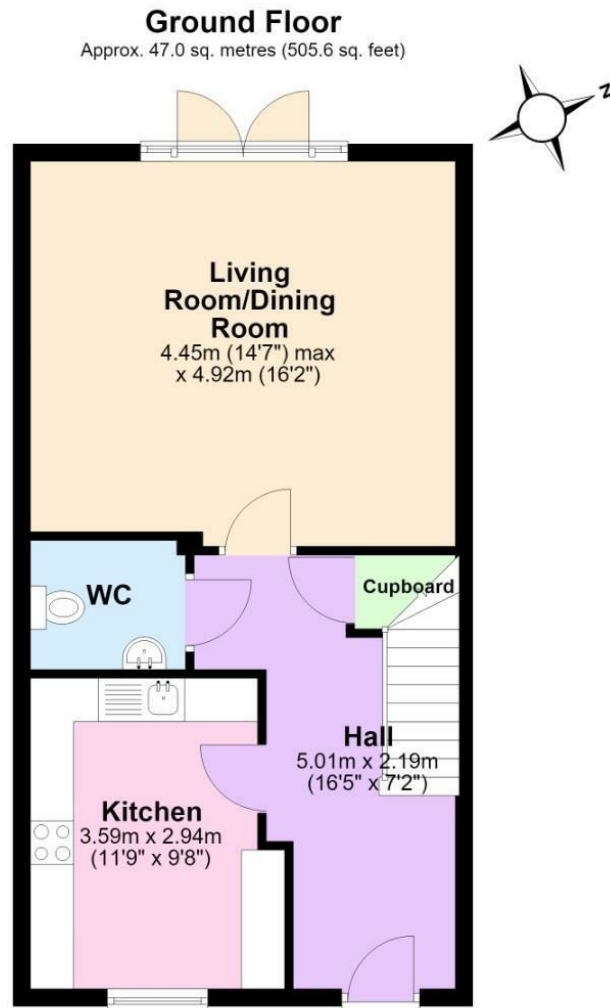
Royston & Lund are delighted to present this stunning three-bedroom detached home, finished to an impeccable standard throughout, on the highly sought-after Hollygate Park development in Cotgrave. Benefitting from a recently fitted kitchen and exceptional attention to detail throughout, this property is ideal for those looking to move straight in.

The front door opens into a welcoming entrance hall with stairs leading to the first floor, as well as access to the kitchen, downstairs WC and living/dining room at the rear of the property. The kitchen is a generous size and features high-quality base and wall units housing integrated appliances, including an oven, hob and extractor hood, with further space for freestanding appliances. The living/dining room is an excellent size, offering more than enough space for family and friends while providing access to the rear garden through French doors.

To the first floor, the principal bedroom benefits from its own en-suite shower room. There is also a generous second bedroom, a third bedroom and a family bathroom comprising a low-level WC, wash hand basin and bath.

To the front of the property, there is off-street parking for two vehicles via a driveway. To the rear, the low-maintenance garden features a patio area, perfect for outdoor seating and al fresco dining, leading onto a well-maintained lawn. The garden is fully enclosed by fenced and brick-built boundaries.





Total area: approx. 93.9 sq. metres (1011.2 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.



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 EU Directive 2002/91/EC		
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 EU Directive 2002/91/EC		

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