Superior Homes

ROYSTON & LUND



5 Cotgrave Lane

Tollerton | NG12 4FX

£420,000



NO CHAIN
COUNRTYSIDE VIEWS TO THE REAR

Royston and Lund are delighted to present to the market this three-bedroom detached property located on Cotgrave Lane in Tollerton. Situated just a short drive from numerous amenities, including an award-winning local pub, shops and the local school, the property is also only a few minutes' drive from West Bridgford. It falls within the catchment area for well-regarded schools and benefits from excellent transport links into the City Centre. This property would be a perfect fit for a growing family.

Ground floor accommodation comprises an entrance hall that leads straight through to the utility room at the rear, which provides access to the ground floor shower room and the kitchen. Alternatively, there is a side door off the main hallway leading to an inner vestibule, which provides access to the main living room, office and stairs to the first floor. The living room is a generous size and benefits from a front-aspect bowed window, complemented by a stylish fireplace for those winter months. The room is also spacious enough to accommodate a family dining area and leads through to a conservatory at the rear, which in turn opens onto the rear garden. The kitchen is ample in size and features base and wall units providing plenty of space for freestanding appliances, as well as useful understairs storage. The utility room offers additional workspace with a wash basin, further space for freestanding white goods, and access to both the rear garden and the integral single garage.

To the first floor there are three well-proportioned bedrooms. The principal bedroom and bedroom two are both generous doubles with built-in storage, while bedroom three is a comfortable single positioned over the stairs, also benefiting from built-in storage. All three bedrooms are served by the family bathroom, which comprises a bath with a shower overhead, wash basin, WC and bidet.









- Three Bedroom Detached
- NO CHAIN
- Opportunity To Put Your Own Stamp On Things
- Ample Off Street Parking
- Carport And Single Garage
- Spacious Utility
- Ground Floor Shower Room
- Close By To Numerous Amenities And Excellent Transport Links
- EPC Rating - E
- Freehold - Council Tax Band - D





















Facing the property, the frontage features brick-built boundaries with double iron gates leading onto a spacious driveway, carport and garage, along with a lawned area to the right-hand side.

To the rear there is a well-maintained garden with a full wrap-around patio, providing the perfect space for outdoor seating and/or al fresco dining. Steps lead down onto a lush lawn bordered by well-stocked flower beds containing mature shrubs, bushes and established trees. The rear garden as a whole is enclosed by fenced and hedged boundaries.



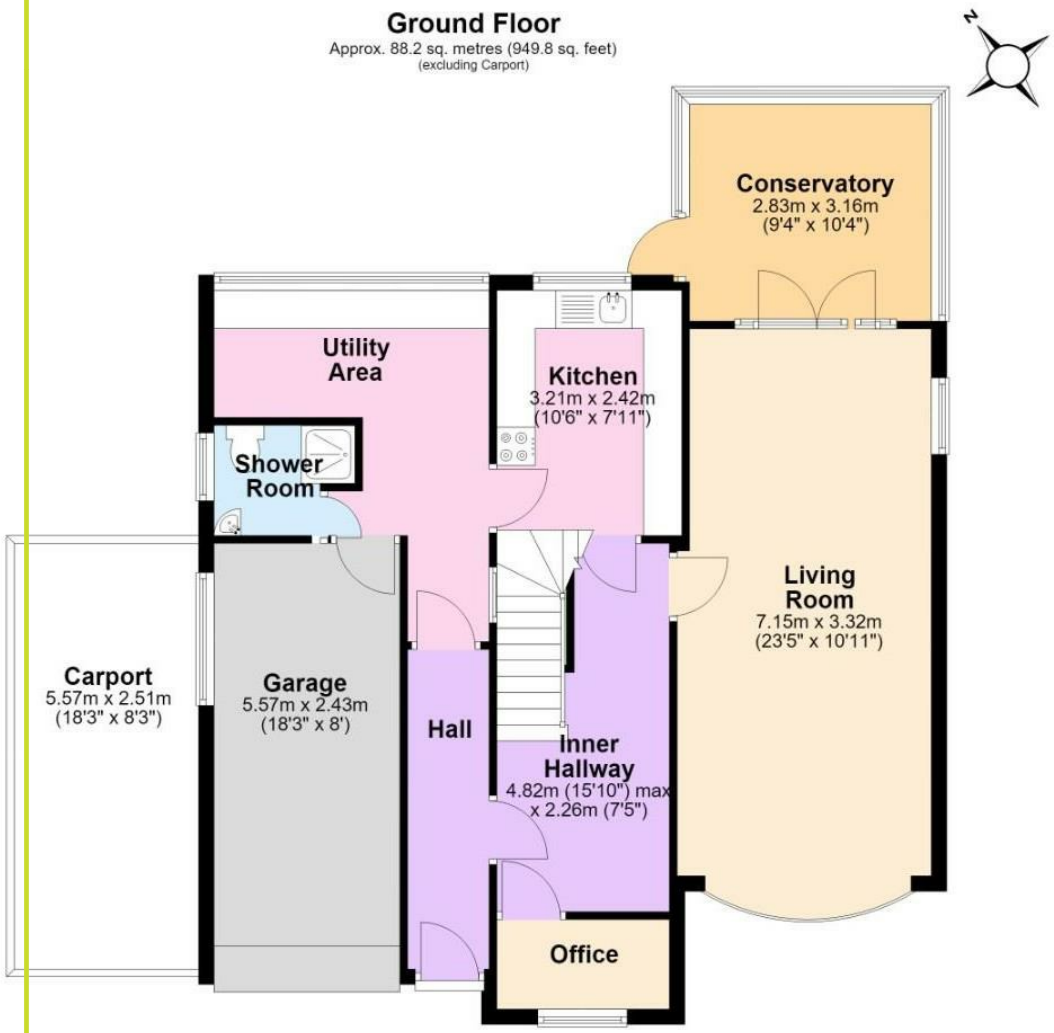






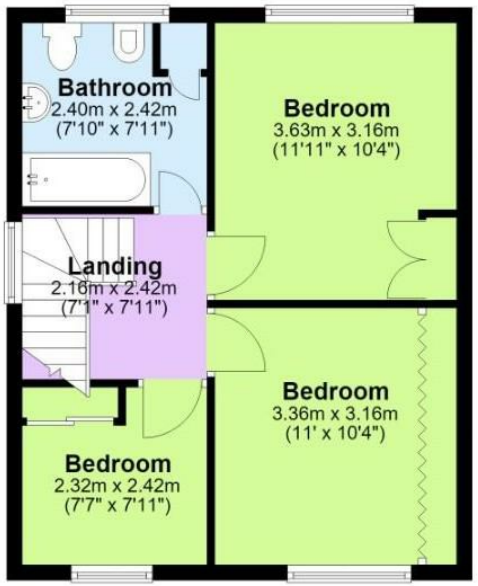
Ground Floor

Approx. 88.2 sq. metres (949.8 sq. feet)
(excluding Carport)



First Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



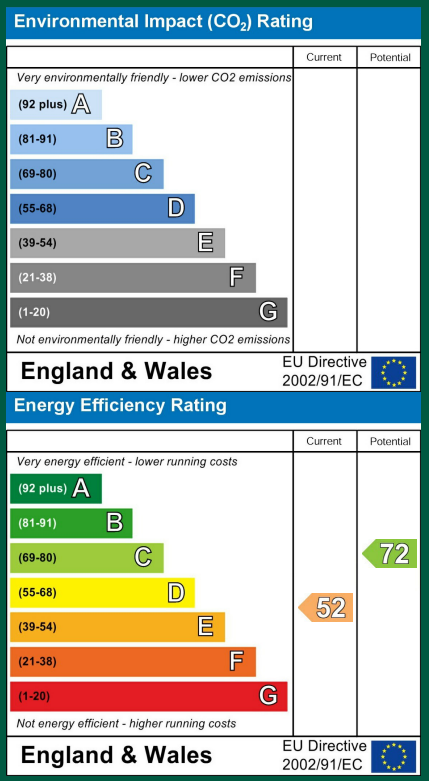
Total area: approx. 128.5 sq. metres (1383.0 sq. feet)

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC



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.

Tel: 0115 9811888

ROYSTON & LUND