

98 White Furrows

Cotgrave | NG12 3LE | £325,000

ROYSTON & LUND

- Three Bedroom Detached Family Home
- Ground Floor WC
- Ample Off Street Parking
- Close By To Numerous Amenities
- EPC Rating - TBC
- Open Plan Dining Area And Extended Kitchen
- Built In Wardrobes To The Master Bedroom
- Countryside Views To The Rear
- Excellent Transport Links
- Freehold - Council Tax Band - C

















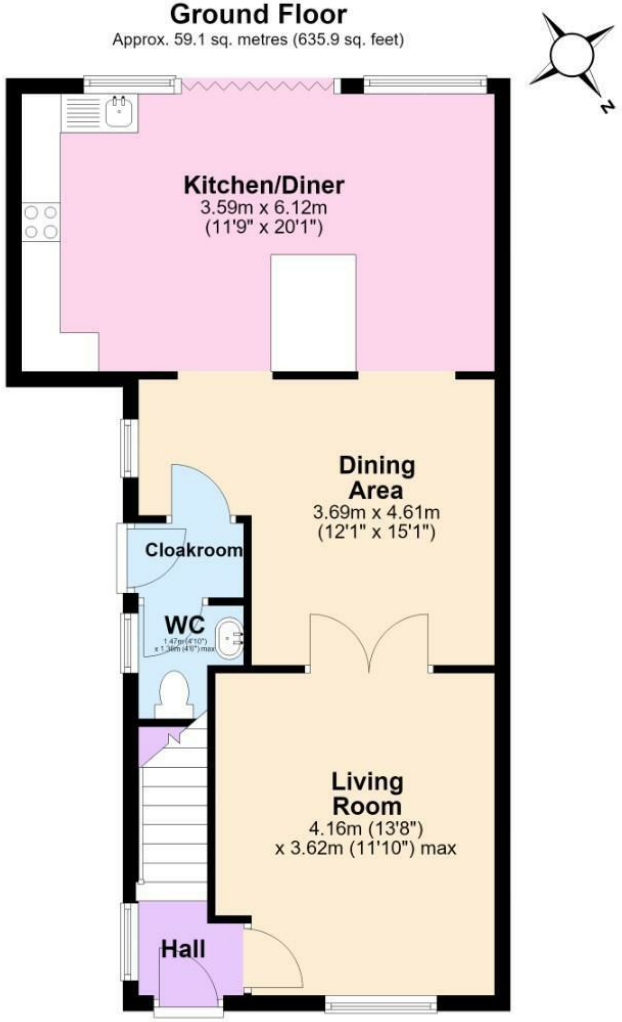
Royston and Lund are delighted to bring to the market this well-appointed three-bedroom detached property, situated in the popular village of Cotgrave. Boasting ample off-street parking, spacious living accommodation and beautiful open countryside views to the rear, this property would be an excellent fit for a growing family. Cotgrave offers a variety of local amenities, including shops, pubs and cafés, alongside well-regarded schools and excellent transport links to West Bridgford and Nottingham City Centre.

Ground floor accommodation comprises a welcoming entrance hallway providing access to the main reception room and stairs to the first floor. The living room is generously proportioned, benefiting from a front-aspect window that floods the room with natural light, complemented by a stylish fireplace creating a cosy atmosphere during the winter months. Leading through from the living room is a spacious open-plan dining area and extended kitchen, offering a fantastic space for modern family living and entertaining. This impressive area incorporates a snug, breakfast bar and bi-fold doors opening directly onto the rear garden. The kitchen is fitted with a range of base and wall units, alongside integrated appliances including an oven, hob and extractor hood, with additional space for freestanding appliances. Completing the ground floor is a convenient cloakroom and downstairs WC positioned beneath the stairs.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes, while the second bedroom is a further double enjoying lovely views across the open countryside to the rear. The third bedroom is a spacious single, positioned over the stairs and benefiting from a useful storage cupboard. All three bedrooms share a modern three-piece shower room comprising a shower enclosure, wash basin and WC.

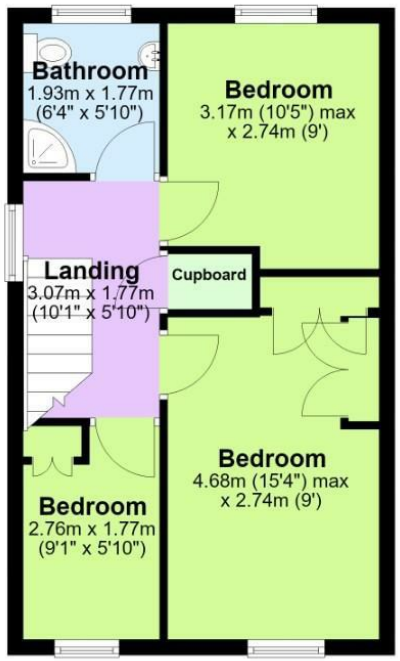
Ground Floor

Approx. 59.1 sq. metres (635.9 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



Total area: approx. 95.7 sq. metres (1030.5 sq. feet)

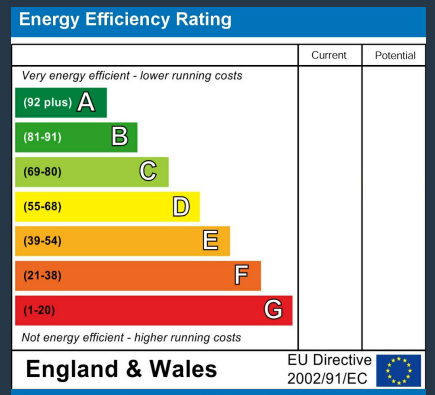
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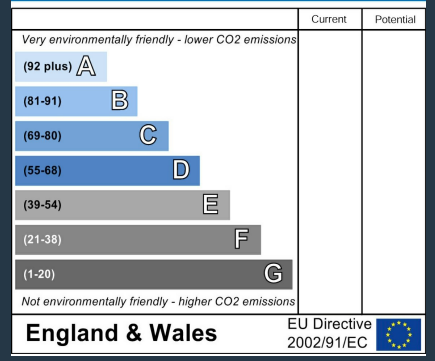
The Property Ombudsman

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EPC





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