



MULBERRY - LANE  
ESTATE & LETTING AGENCY



19 Woodview, Cotgrave, Nottingham, NG12 3LA

£1,050 Per month

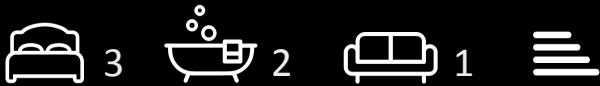
- 3 Storey Townhouse in a sought after location
- Separate lounge and kitchen
- Three piece bathroom suite with over-head shower
- Garage
- Council band A
- Spacious living
- Three double bedrooms, master with en-suite
- Convenient ground floor WC and utility room
- Garden to front, side and back
- EPC D

# 19 Woodview, Nottingham NG12 3LA

Mulberry Lane are pleased to bring to the market this well-presented three bedroom, three-storey home in a well served part of Cotgrave, the property sits close to excellent local schools, including Cotgrave Candleby Lane School (Outstanding) and South Nottinghamshire Academy (Good). The area also benefits from a range of local amenities, plus convenience stores, parks, GP surgery and family friendly facilities all nearby. Strong transport links include easy access to bus routes and Radcliffe on Trent railway station around 3 miles away.

This well presented large family home, offers spacious living throughout, an entrance hallway leading to a downstairs WC and separate utility room, providing practical everyday living space. To the first floor is a bright and spacious living room along with a generous dining kitchen, complete with a pantry for additional storage. The top floor hosts three bedrooms comprising two doubles both with fitted cupboards and one small double. The master bedroom benefits its own en-suite shower room and there is a further bathroom with over-bath shower.

Externally, the property enjoys ample front, side & rear gardens. To the rear there is an integral garage and driveway providing off-road parking.



Council Tax Band: A







## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	