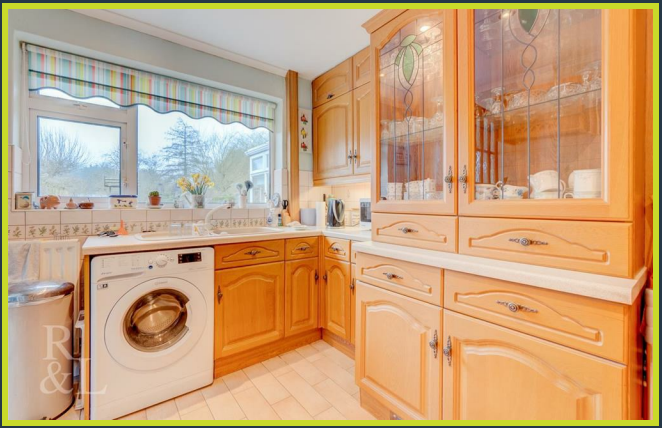
94 Cotgrave Lane

| NG12 4FY | Guide Price £499,950

ROYSTON & LUND

- Just over 1/4 Acre Plot
- Three Bedrooms
- Ample Off Street Parking
- Detached Garage
- EPC Rating - E
- Detached Bungalow
- Integrated Kitchen Appliances
- Opportunity To Extend/Develop
- Close By To Amenities
- Freehold - Council Tax Band - E



GUIDE PRICE - £499,950

Royston and Lund are delighted to bring to the market this three bedroom detached bungalow situated in Tollerton. Situated on the outskirts of the village this property is set on a generous plot of approximately 1/4 of an acre offering a lot of scope for extension and/or development (subject to relevant permissions). Tollerton is in the catchment area for well regarded schools and is close to numerous amenities such as pubs and local shops.

Interior accommodation compromises of a generous size living room which provides access to a large conservatory granting further access to the rear garden. The Kitchen has a range of integrated appliances such as an oven hob and extractor fan, with room to add further freestanding appliances, off from the kitchen is a sitting room/snug. There are three well proportioned double bedrooms on offer. The main bedroom and bedroom two have the benefit of built in wardrobes, all three bedrooms share a separate shower room and WC.

Facing the property the house is set back from the road due to a large driveway that can fit several cars, and a single long garage with storage to the rear, that has gated access. The garage and summer house to the rear of the garage can easily be converted into an annex for guest stays or a teenagers retreat. To the rear of the property there is a lawned area with a slabbed pathway leading towards a greenhouse. The garden itself is enclosed by fenced borders.

Ground Floor

Approx. 135.6 sq. metres (1459.1 sq. feet)

Total area: approx. 135.6 sq. metres (1459.1 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

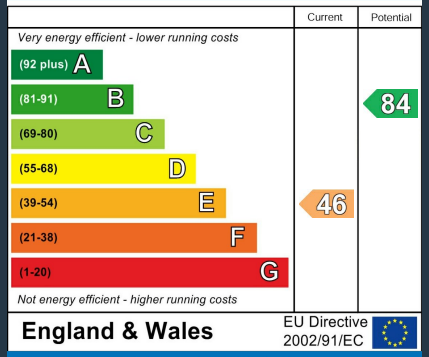
The Property Ombudsman

naea | propertymark PROTECTED

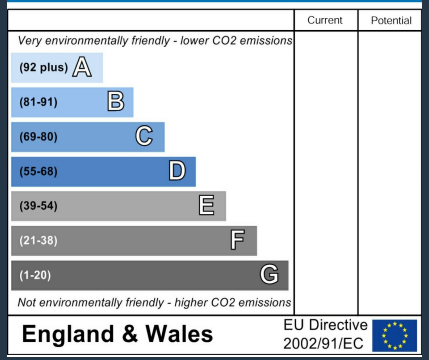
THE GUILD PROPERTY PROFESSIONALS

EPC

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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.

ROYSTON & LUND