

23 Main Road

Cotgrave | NG12 3HQ | £215,000

ROYSTON & LUND

- Two Bedroom Semi Detached Cottage
- Well Presented Throughout And Ready To Move Straight In
- No Onward Chain
- Private Garden
- Original Features
- Off Street Parking
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - D
- Freehold - Council Tax Band - A

















Brought to the market with no onward chain, this two-bedroom semi detached cottage being a stones throw from Cotgrave Country Park is ready to move straight into and would be perfect for first-time buyers or those looking to downsize.

Cotgrave offers a wealth of local amenities, from pubs, restaurants and cafés, excellent transport links to the surrounding villages, West Bridgford and Nottingham City Centre.

The ground floor accommodation showcases a fully refurbished interior whilst retaining charming original features, from a beautiful feature fireplace in the living room and a potbelly stove in the kitchen to bay windows and lovely hardwood flooring.

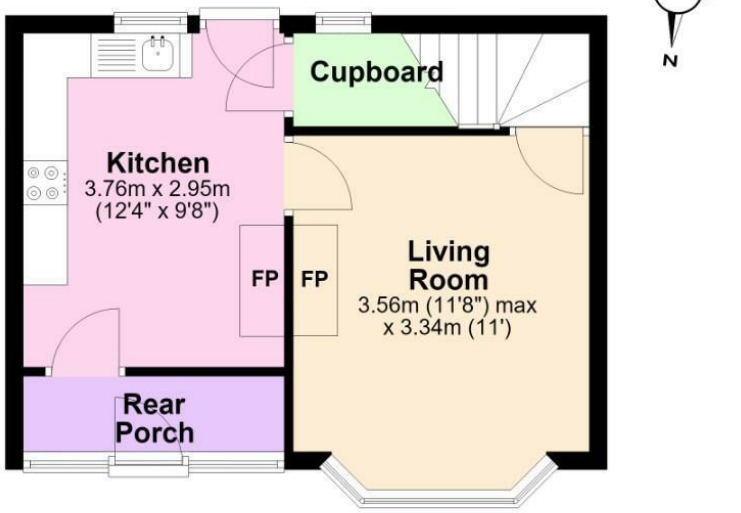
The kitchen, upon entry, features high-quality base and wall units housing integrated appliances, including an oven, hob and extractor hood, with plenty of room for further freestanding appliances. This space also benefits from ample storage beneath the stairs. Leading off the kitchen is a rear porch granting access to the rear garden, along with a further door to the living room.

To the first floor, there are two well-proportioned bedrooms. The principal bedroom is a double, whilst the second bedroom is a spacious single. Both bedrooms share a lovely, stylish four-piece bathroom suite consisting of a bath and separate shower, along with a wash basin and WC.

To the front of the property, there is a parking space by the front door, whilst to the rear is an enclosed garden offering plenty of space for family and friends. A patio and gravelled area provide the perfect setting for summer seating and alfresco dining, followed by a lawn bordered by fencing and established bushes, leading to a raised gravelled seating area at the rear of the garden.

Ground Floor

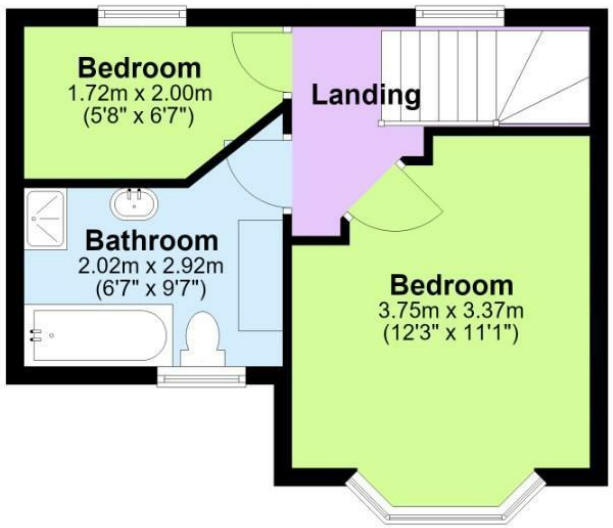
Approx. 30.5 sq. metres (328.0 sq. feet)





First Floor

Approx. 28.6 sq. metres (307.7 sq. feet)



Total area: approx. 59.1 sq. metres (635.7 sq. feet)

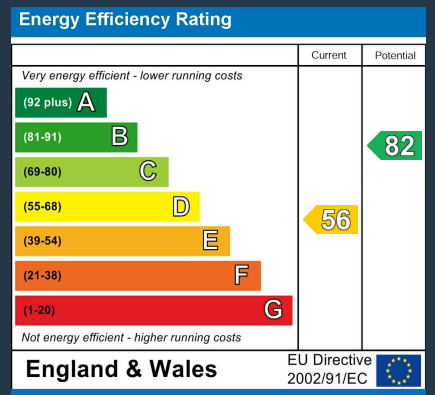
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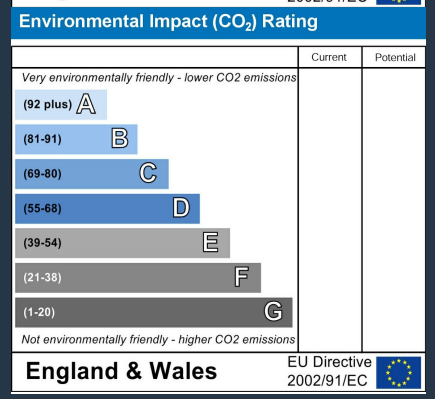
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EPC





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