



11 Gripes Common

Cotgrave | NG12 3TF | Guide Price £285,000

ROYSTON
& LUND

- Detached family home
- Two reception rooms
- Enclosed rear garden
- Situated in Cotgrave
- EPC rating D
- Four bedrooms
- Downstairs WC and conservatory
- Driveway and garage
- No upward chain
- Council tax band D





There is a guided video tour of this property. Please contact Royston and Lund directly to view it

This well presented four bedroom detached home in the heart of Cotgrave is within walking distance of the local country park and would be ideally suited to a growing family. The property is being sold with no onward chain and also benefits from off street parking and a garage to the side.



The entrance door leads into the hallway that benefits from a downstairs WC, with stairs leading to the first floor and also allowing access into the living room. The lounge is well proportioned with double doors leading into the conservatory and dining room. The kitchen has a built in Siemens double oven, induction hob, dishwasher, microwave and integrated fridge freezer with door leading onto the rear garden. Upstairs are four bedrooms with a family bathroom, that consists of a bath with electric shower overhead, WC and wash basin.

Situated with easy access into Cotgrave town centre that offers a wealth of local amenities including pubs, shops, doctors and a dentist. There is also a regular bus route through the area and good access onto the A52 and A46.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

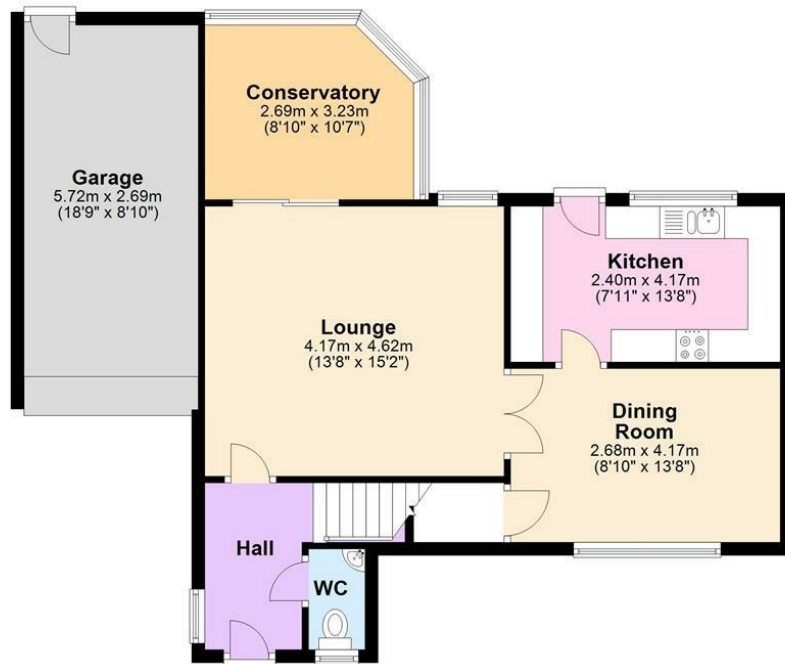
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

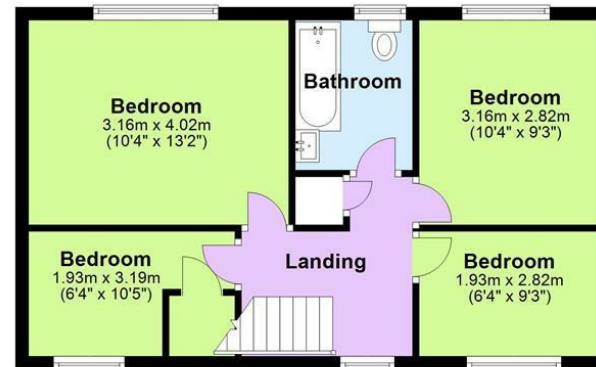
Ground Floor

Approx. 74.7 sq. metres (804.4 sq. feet)



First Floor

Approx. 45.9 sq. metres (493.7 sq. feet)



Total area: approx. 120.6 sq. metres (1298.1 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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