



151 Hollygate Lane

Hollygate Park | NG12 3UJ | Guide Price £550,000

ROYSTON
& LUND

- Executive detached family home
- Lounge, dining room and study / playroom
- Two ensuite's, family bathroom and cloakroom
- Large driveway with double detached garage
- EPC rating B
- Six bedrooms - Three storey
- Kitchen with utility study / playroom
- Countryside views
- Situated in Cotgrave
- Council tax band F





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

** Guide Price - £550,000 - £565,000 **

A truly stunning and immaculately presented six bedroom detached family home in a recently built development close to the Cotgrave Country Park. The property is around five years old, offers versatile living accommodation over three floors and has stunning views out over the countryside. Having been well maintained by the current owner and situated on one of the largest plots in the development, this really isn't one to miss.



The property is entered into the L-shaped hallway that has a cloakroom and storage with stairs leading to the first floor. There is a lounge with electric fire and patio doors onto the south west facing rear garden, a dining room and a study / playroom. The kitchen / breakfast room has fully integrated appliances including a dishwasher, cooker, microwave, gas hob with extractor fan overhead and also double doors leading onto the rear. Just off the kitchen is a separate utility that has further storage, washer / dryer and another sink with a door leading onto the rear.

To the first floor are four double bedrooms with an ensuite shower room and built in wardrobes to the main bedrooms with a four piece family bathroom. Both the ensuite and rear bathroom benefit from mains showers and there is built in storage over the landing.

The second floor has two further double bedrooms while also having a separate store room that could be used as an office or a walk in wardrobe, as the current vendors do. The main bedroom also has the added benefit of a further ensuite bathroom and has velux windows on dual aspects to allow in plenty of light.

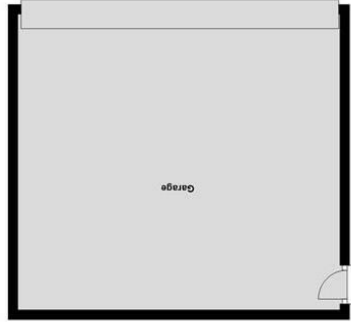
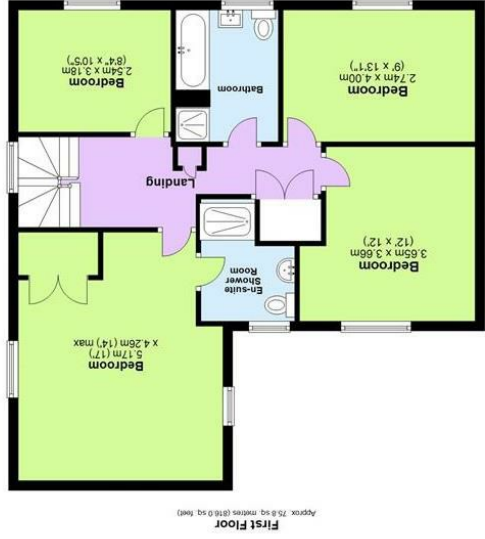
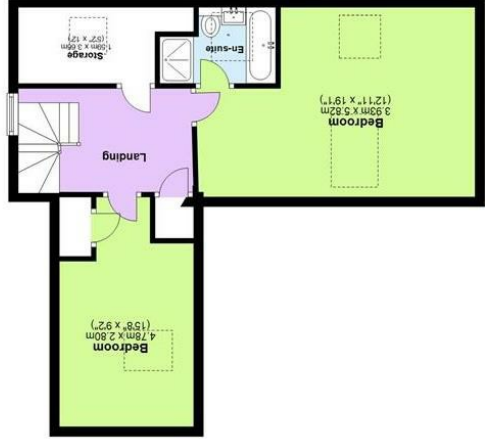
The property has a large driveway to the side with double detached garage and the rear garden has a south west facing aspect with a patio and a larger than average lawned garden.

These particulars, whilst believed to be accurate 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.

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very energy efficient - lower running costs	
Potential	Current

England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
(1-20)	G
(21-38)	F
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EPC



Total area: approx. 286.6 sq. metres (26547 sq. feet)

