

TO LET



Westway, Cotgrave, Nottingham, NG12 3QB
£1,400pcm

MARTIN&CO

Westway, Cotgrave, NG12 3QB

Detached House,
4 bedroom, 1 bathroom

£1,400 pcm



Date available: 5th April 2024

Deposit: £1,615

Unfurnished

Council Tax band: C

- Renovated Four Bedroom Detached House
- Extended Providing A Spacious Interior
- Bi-Folding Doors To Rear Garden
- Ample Off Road Parking
- Study
- Village Location

Simply stunning, this extended and renovated four bedroom detached house requires early viewing to appreciate the space and finish throughout.

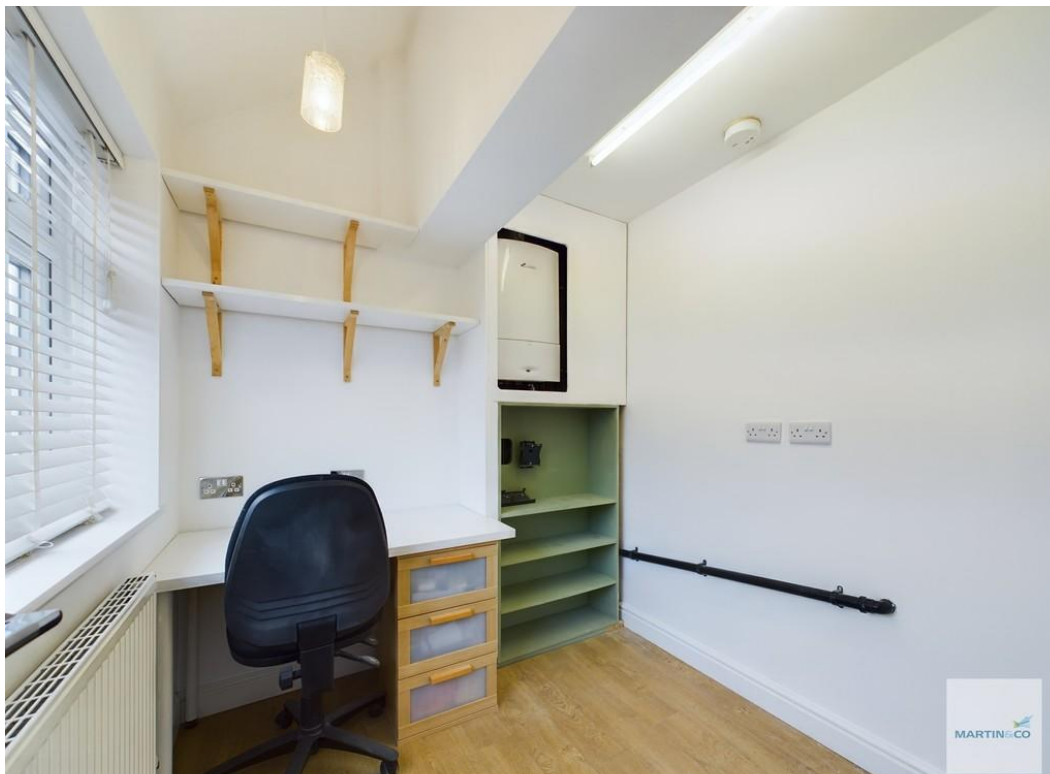
The accommodation comprises of an entrance hall with a vaulted ceiling with access to a study and through to the living room with a bow window and bi-folding doors into the open plan kitchen. The heart of the home is the impressive dining kitchen has a range of high and low level units, twin integrated oven, inset hob, American style fridge/freezer and dishwasher. There is a vaulted ceiling with Velux windows flooding the space with light and bi-folding doors to the rear garden. Also to the ground floor is a utility room with washing machine and w.c.

To the first floor there are four well proportioned bedrooms (two with fitted storage) and a family bathroom with bath and shower over. Externally, the property offers an enclosed rear garden with raised patio area and there is a block paved driveway to the front providing ample off road parking.

Situated in this popular village location with an array of amenities close to hand early viewing is strongly recommended.

In order to meet the referencing criteria applicants must be in receipt of a salary of £42,000.

To reserve the property a holding fee of £323.00 is payable.









Floor 0



Floor 1

Approximate total area^m
1251.39 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.