

**17 East Acres, Cotgrave, Nottingham, NG12 3JP**

**£1,150 Per month**

- Immaculately Presented 3 Bed Semi-detached Property
- Recently Refitted Kitchen
- Glass Panel Door Opening up to The Rear Garden
- Large Low Maintenance Rear Garden
- EPC C
- Cul-de-sac Location
- Three Piece Bathroom With Overhead Shower
- Single Separate Garage
- Popular Village Location
- Council Band B

# 17 East Acres, Nottingham NG12 3JP

The immaculately presented 3 bedroom semi-detached property provides accommodation arranged over two floors including; an entrance hall, a recently refitted kitchen, and a living room with a glass panelled door opening to the rear garden on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the family bathroom.

There is a privately enclosed garden to the rear of the property, a further garden to the front, plus a driveway and single garage providing off road parking.

Situated in a cul-de-sac location, in a central location within the popular village of Cotgrave, the property is within easy reach of excellent local facilities including; shops and churches, an outstanding primary school, a leisure centre with swimming pool, a state of the art doctors surgery and library hub, public houses, a country park, and a golf course.

There are excellent transport links, and main road routes to Nottingham and Leicester.



Council Tax Band: B



## Living Room

The bright and spacious living room has stairs rising to the first floor, laminate flooring, spot lighting, a large window overlooking the rear garden, and a glass panelled door opening out.

## Kitchen

Recently refitted, the kitchen has a range of contemporary, high gloss wall, drawer and base units, with tiled splash backs and roll edge work surfaces. There is a sink and drainer unit, space and plumbing for a washing machine, space for a further under counter appliance, plus an integrated electric fan oven, and an induction hob. The wall mounted Ideal combination boiler is housed here, and there is a window to the front.

## Bathroom

The bathroom is fitted with a three piece suite in white comprising; a panelled bath with a Mira shower over, a wash hand basin with a vanity cupboard under, and a low flush wc.

## Bedrooms

The two double bedrooms, one overlooking the front and one overlooking the rear, both have fitted wardrobes.

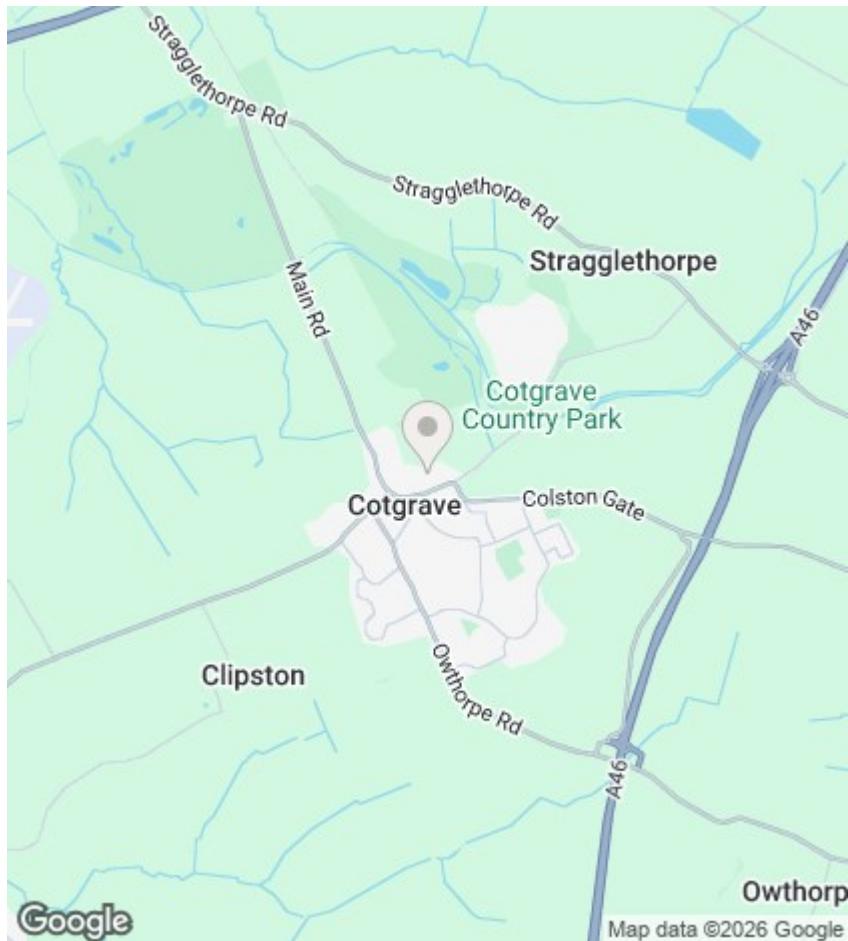
The single bedroom overlooks the rear, and would also lend itself to use as a study, nursery or dressing room. From here, the loft access hatch gives access to the partially boarded and fully insulated loft space above.

## Outside

At the front of the property, there is a lawned garden, with shrubs to the boundary, and a pathway leading to the entrance door (with up and down lighters), and a useful storage cupboard. The pathway continues to the side, and gives secure timber gated access to the rear garden.

The rear garden includes a patio seating area, a lawned area, planted shrubs to the border, and a hard standing area. Timber fence enclosed, the garden offers views toward the church spire.

The single garage (with an up and over door, and a newly installed felt roof), is located in a block to the front of the property, and has one parking space immediately in front.



## Directions

## Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	