



17 Thorntons Close,
Cotgrave, NG12 3TA

TJ
THOMAS
JAMES

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This modern mid town house provides immaculately well presented accommodation arranged over two floors which includes an entrance hall, and a living room with open access to a dining kitchen on the ground floor, with the first floor landing giving access to two bedrooms and a family bathroom.

Benefiting from a security alarm, UPVC double glazing, gas central heating, and with chrome sockets and switches, the property has a low maintenance enclosed garden to the rear, and a driveway at the front providing off road parking for one vehicle.

Situated on a quiet cul-de-sac, in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of an extensive range local facilities including primary schools, a leisure centre with swimming pool, shops and churches, 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.

Offered to the market with no upward chain. An ideal first time or investment purchase.

Early viewing is recommended

£178,000





ACCOMMODATION

The canopied UPVC entrance door at the front of the property opens to the entrance hall. From here, the stairs rise to the first floor, and there is a door into the living room.

The living room has a bay window to the front, laminate flooring, a vertical radiator, a feature fireplace, and gives open access to the fitted dining kitchen. The dining kitchen has been refitted with a high quality range of wall, drawer and base units in navy, tiled splash backs and marble effect square edge work surfaces. There is a ceramic sink with a mixer tap over, space and plumbing for a washing machine and integrated appliances including a fridge/freezer, a double oven, and a four ring hob. The kitchen has a window (with fitted blind) overlooking the rear, laminate flooring, ceiling spot lights, and a door leading out to the garden.

On reaching the first floor, the landing gives access to two bedrooms (one with a large store cupboard with clothes hanging rails and shelving), and the bathroom, which has been refitted with a modern suite including a vanity wash hand basin, a bath with a mains fed shower over, plus a low flush wc. The loft, which houses the boiler, is accessed from a hatch on the landing.

OUTSIDE

At the front of the property, the driveway provides off road parking for one vehicle. A pathway leads to the entrance door (with an up and down lighter).

The west facing rear garden includes a decked seating, a lawn, and planted shrubs. Timber fence enclosed, the garden houses a shed, and has an external tap and external lighting.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2023/2024 £1,558.33.

Referral Arrangement Note

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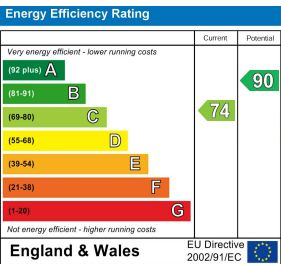


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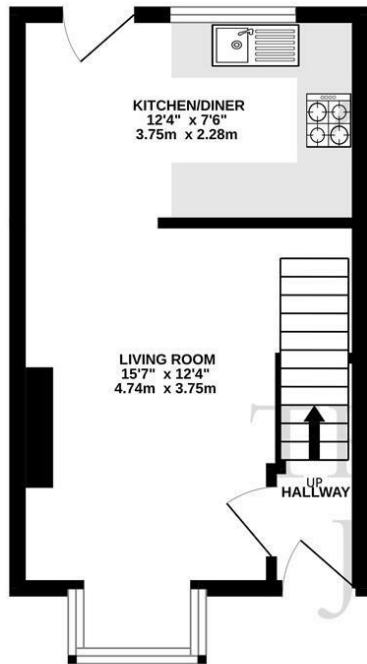
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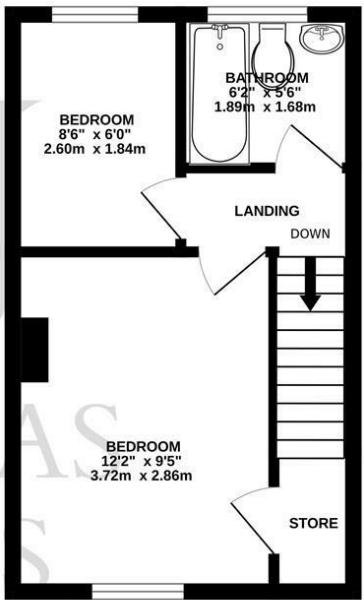
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GROUND FLOOR
260 sq.ft. (24.1 sq.m.) approx.



1ST FLOOR
251 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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