



35 White Furrows,
Cotgrave, NG12 3LE

TJ
THOMAS
JAMES

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Thomas James are delighted to offer this well presented end town house to the market.

The property provides accommodation arranged over two floors including an entrance hall, a spacious living room, a fitted kitchen and a conservatory on the ground floor, with the first floor landing giving access to two double bedrooms, and the family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has attractive gardens to the front and rear, and pedestrian gated access to the parking area at the rear.

Situated in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of an extensive range of 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. Early viewing is highly recommended.

Guide Price £200,000





ACCOMMODATION

The composite entrance door at the front of the property opens to the entrance hall. From here, a multi paned glazed door opens into the lounge.

Overlooking the front, the lounge has a gas fire set in a feature surround, stairs rising to the first floor, and a further multi paned glazed door opening to the kitchen.

The kitchen has a range of wall, drawer and base units, roll edge work surfaces, a stainless steel sink, space and plumbing for a washing machine, and space for a gas cooker. The Potterton central heating boiler is housed in a cabinet here, there is an under stairs storage area, and double glazed French doors opening to the conservatory.

The conservatory overlooks the garden, has a dwarf wall, and double glazed sliding patio doors opening to the garden.

On reaching the first floor, the landing has a loft access hatch, and gives access to two double bedrooms, and the fitted three piece bathroom.

OUTSIDE

At the front of the property, the garden is laid to lawn, with a pathway leading to the entrance door, and wrought iron gated access to the rear garden.

The rear garden includes a patio seating area, and a lawned area. Timber fence enclosed, the garden houses a storage shed, and has pedestrian gated access to the parking area at the rear.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2023/2024 £1,558.33.

Referral Arrangement Note

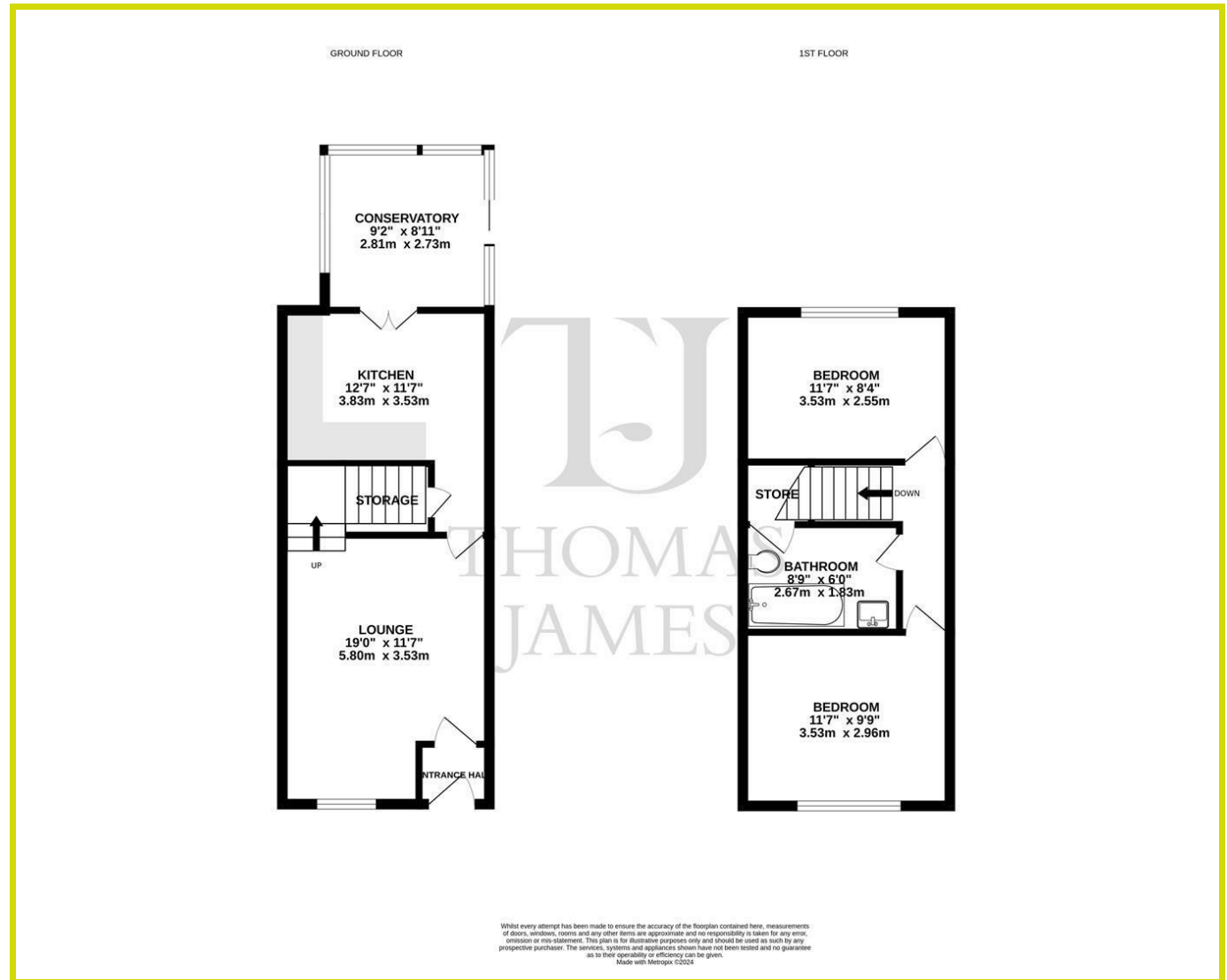
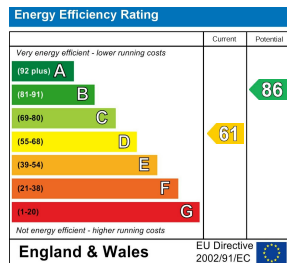
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