



15 Simpson Drive,
Cropwell Bishop, NG12 3GY

TJ
THOMAS
JAMES

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Thomas James are delighted to offer this modern semi detached home to the market.

The property provides stylish and well presented accommodation arranged over two floors including; an entrance hall, a living room, an open plan kitchen/diner with French doors opening to the garden, plus a utility area, and a wc on the ground floor, with the first floor landing giving access to two double bedrooms (one with an en-suite shower room), a single bedroom/nursery/study, and the family bathroom.

At just two years old, the property benefits from the remaining balance of the original NHBC warranty, plus CCTV, UPVC double glazing, and gas central heating. There is as an enclosed garden to the rear, plus a double driveway (with an electric vehicle charging point - to be purchased by separate negotiation) providing off road parking for a number of vehicles.

Situated on the popular Bloor Homes Cropwell Meadows development, in the sought after Vale of Belvoir village of Cropwell Bishop, the property is within easy reach of local amenities including a doctors surgery, a primary school, local shops and public houses, and a creamery. There is easy access to the A46 and A52, providing main road routes to Nottingham, Leicester and Grantham.

Viewing is essential.

Offers In Excess Of £260,000





ACCOMMODATION

The canopied composite entrance door (with porch light) opens to the entrance hall. From here, there are a stairs rising to the first floor, and a door opening to the living room.

Overlooking the front, the bright living room has a feature panelled wall, an under stairs storage cupboard, a media connection point, and a door opening to the kitchen/diner.

The kitchen/diner is fitted with a range of wall, drawer and base units, tiled splash backs and square edge work surfaces. There is space and plumbing for a dishwasher, space for a for a fridge/freezer, plus a built in electric oven, and a gas hob. French doors open from the kitchen to the rear garden, and there is an open archway to the utility area. The useful utility area has a work surface, space and plumbing for a washing machine, houses the wall mounted Ideal combination boiler, and gives access to the ground floor wc.

On reaching the first floor, the landing has a loft access hatch, a storage cupboard, and doors into the two double bedrooms (one with an en-suite shower room), a single bedroom/nursery/study, and the fitted family bathroom.

OUTSIDE

The double driveway at the front of the property provides off road parking for a number of vehicles. There is an electric vehicle charging point (to be purchased by separate negotiation), an external power point, a pathway to the entrance door, and gated access to the rear.

To the rear of the property, the north east facing garden includes a patio seating area, and a lawned area. Timber fence enclosed, the garden also has an external tap.

White Goods & Appliances

The vendor has indicated that the white goods and appliances in the kitchen, will be included in the sale of the property (subject to offer received).

Maintenance Charge

We understand that a maintenance charge of approximately £204.00 per year will be levied for the upkeep of communal areas on the development.

Please contact Thomas James Estate Agents for more information.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2023/2024 £1,858.86.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



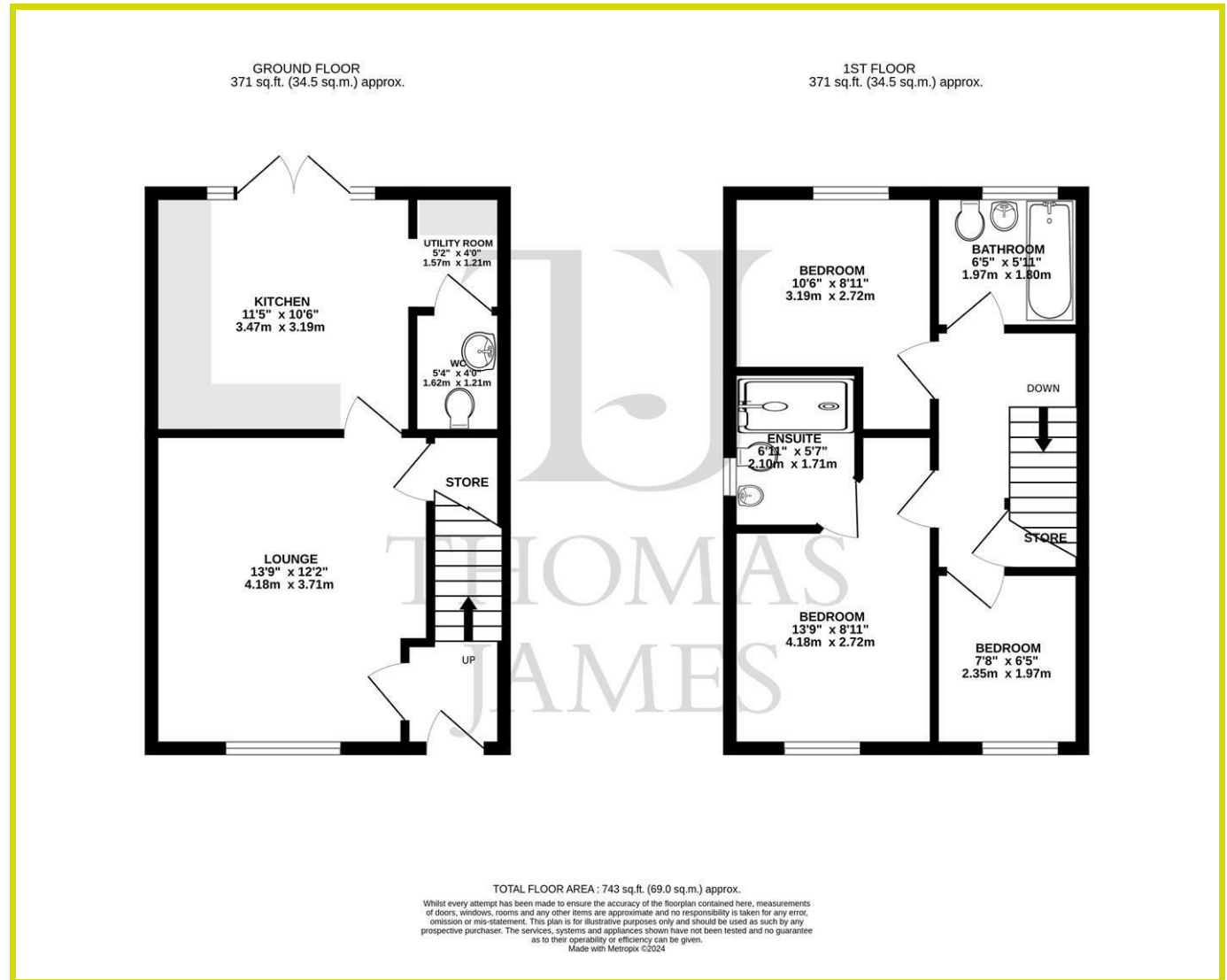
DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	82
(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	



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