



The Cottage, 1 Riverlands Close,
Gunthorpe, NG14 7GA

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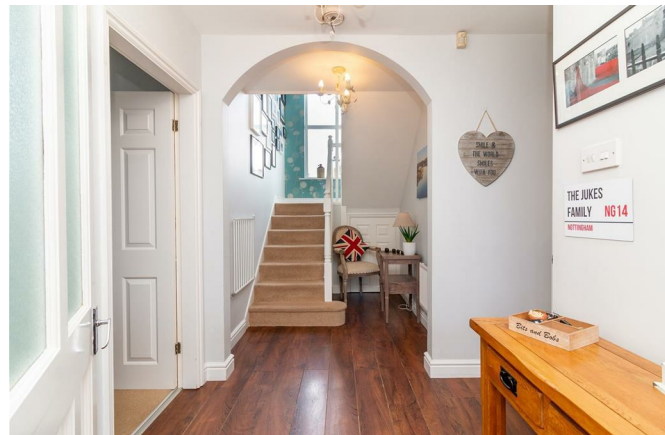
This superb family home provides well presented accommodation arranged over two floors including an entrance porch, an entrance hall, a large dual aspect kitchen/diner with recently refitted units, a spacious living room with French doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to four double bedrooms (master with an en-suite shower room), and the fitted family bathroom.

Benefiting from UPVC double glazing, and gas central heating with a recently installed combination boiler, the property has privately enclosed gardens to the front and rear, plus a block paved driveway providing off road parking for a number of vehicles. (The detached double garage has been divided to provide a store room and an office/playroom).

Situated on a private cul-de-sac of only four houses, in the popular and picturesque village of Gunthorpe, the property is within easy reach of facilities in nearby Lowdham, and of main road routes giving access to Nottingham, Leicester and Newark. There is a regular train service from Lowdham station to Nottingham taking approximately 10 minutes, and also a daily service to London St Pancras.

Viewing is highly recommended.

£525,000





GROUND FLOOR ACCOMMODATION

Composite Entrance Door

Opening to the:-

Entrance Porch

Tiled flooring, wooden entrance door opening to the:-

Entrance Hall

Double height arched window overlooking the rear garden, stairs off to the first floor, under stairs storage cupboard, wood flooring, doors into the living room, the kitchen/diner, and the ground floor wc.

Ground Floor WC

Fitted with a wc, and a wash hand basin.

Window to the front elevation, half height tiling to the walls.

Kitchen / Diner

Recently refitted with Shaker style wall, drawer, and base units, tiled splash backs and wood effect work surfaces, integrated appliances include a washing machine, a dishwasher, a fridge/freezer, an electric oven, and a five ring gas hob with an extractor hood over.

Windows to the front, side and rear elevations, breakfast bar area, wall mounted Baxi boiler housed in a cabinet, door leading outside.

Living Room

A dual aspect room with a window to the front elevation, and French doors opening to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch (giving access to the partially boarded and fully insulated loft space above), storage cupboard, doors into four double bedrooms, and the family bathroom.

Family Bathroom

Fitted with a three piece suite comprising a jacuzzi bath, a pedestal wash hand basin, and a wc.

Window to the rear elevation, half height wood panelling to the walls.

Bedroom One

Window to the rear elevation, fitted wardrobes, access to the:-

En-Suite Shower Room

Fully tiled and fitted with a double shower enclosure, a wash hand basin, and a wc.

Window to the rear elevation, two wall mounted mirrored cabinets.

Bedroom Two

Window to the rear elevation.

Bedroom Three

Window to the front elevation.

Bedroom Four

Window to the front elevation.

OUTSIDE

To the front of the property the garden has a picket fenced boundary and includes a lawned area, and mature shrubs and trees. A block paved pathway leads to the entrance door.

The south west facing rear garden has walled boundaries, an external tap, external power points, and external lights. This low maintenance garden has a patio seating area, an artificially lawned area, and gated access to the driveway and the side.

The bloc paved driveway at the side of the property provides off road parking for up to four vehicles, and in turn gives access to the DETACHED DOUBLE GARAGE. (The garage has an up and over door, eaves storage, and is divided by a partition wall to provide a storage area at the front, and a versatile room to the rear).

Council Tax Band

Council Tax Band F. Newark & Sherwood District Council.

Amount Payable 2023/2024 £3382.96.

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

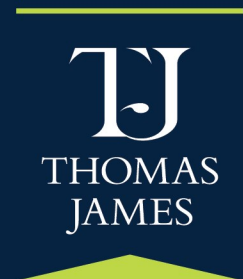
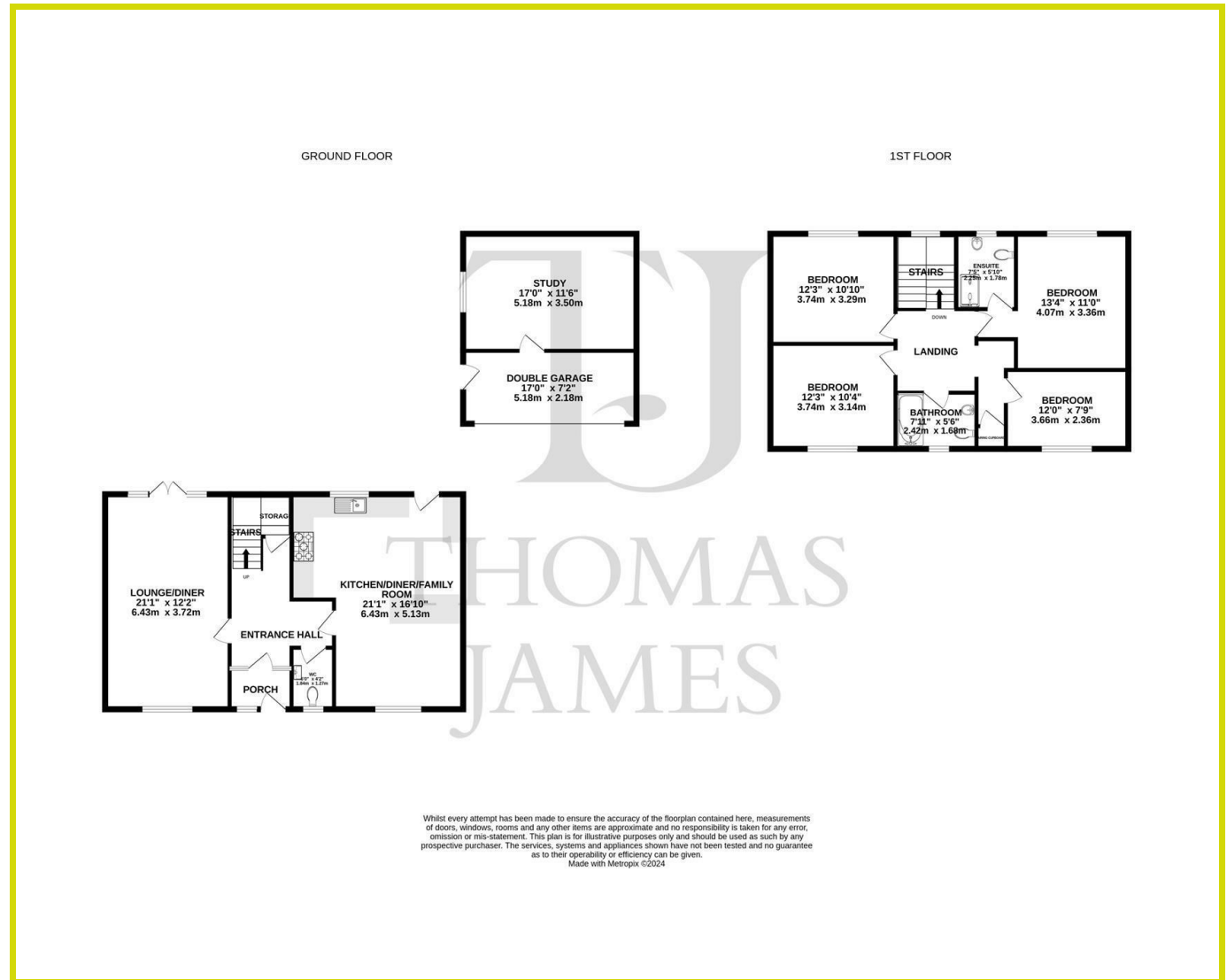
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MONEY LAUNDERING

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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	
73	82
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



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