



6 Morkinshire Cottages,  
Cotgrave, NG12 3LH

# 6 Morkinshire Cottages, Cotgrave, NG12 3LH

Thomas James are delighted to present to the market this immaculately presented end town house, situated in the heart of Cotgrave.

Arranged over two floors, the property provides versatile accommodation including a welcoming entrance hall, beautiful bespoke kitchen diner, with open access to a family room with two French doors opening out to the rear garden, separate living room, an office and w/c to the ground floor, with the first floor landing giving access to three good sized bedrooms, a contemporary family bathroom and a separate w/c.

Benefiting from UPVC double glazing and gas central heating, the property boasts well maintained South facing gardens to the rear, plus further gardens and a large block paved driveway providing off road parking, with an integral single garage to the front.

Situated at the heart of the popular village of Cotgrave, the property is close to an excellent range of local facilities including schools, shops, a leisure centre, golf course and a country park.

An ideal family home. Early viewing is highly recommended.

£335,000





### Directions

Morkinshire Cottages can be located off Morkinshire Lane from Main Road and Stragglethorpe Road, Cotgrave, Nottinghamshire.

### GROUND FLOOR ACCOMMODATION

#### UPVC Entrance Door

Giving access into the:-

#### Entrance Hallway

Stairs rising to the first floor, herringbone wooden flooring, ceiling light point, radiator, glass panel doors giving access into the dining kitchen and living room and further door to the:-

#### Ground Floor W/C

Fitted with a two piece suite in white comprising a low level flush w/c and a wash hand basin.

Opaque UPVC double glazed window to the side elevation, half height tiling to walls, a wall mounted electric consumer unit, herringbone wood flooring, ceiling light point.

#### Living Room

A cozy and bright room with UPVC double glazed windows to the front and side elevation, herringbone wooden flooring, two ceiling light points.

#### Dining Kitchen

Fitted with a range of matching shaker style base, wall and drawer units in charcoal, with Quartz worktops and upstands, Belfast sink and mixture tap, complete with a range of integrated appliances including double fan assisted oven, induction hob with down draft extractor, fridge freezer and dishwasher.

UPVC double glazed windows to the side, ceiling spotlights, feature lighting over dining table, herringbone wood flooring, vertical radiator, brick fireplace, open access and step down to:-

#### Family Room

Two UPVC double glazed French doors opening out to the rear garden, two ceiling light points, herringbone style wood flooring, door into:-

#### Office

UPVC double glazed French doors opening out to the rear garden, fitted shelving, door into the garage.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Loft access hatch with pull down ladder (giving access to the partially boarded and fully insulated loft space above, with power and lighting connected), cupboard housing the hot water cylinder, doors giving access to three bedrooms, a family bathroom and a separate w/c.

#### Bedroom One

Spacious master bedroom with sloping ceiling to the front complete with UPVC double glazed Dormer window, two built-in fitted double wardrobes.

#### Bedroom Two

UPVC double glazed window to the rear elevation, built-in wardrobe.

#### Family Bathroom

Fitted with a contemporary three piece suite comprising of a luxury deep fill bath, a corner shower enclosure with a mains fed shower with two heads, and a wash hand basin with a feature wooden vanity cupboard below.

Opaque UPVC double glazed window to the rear elevation, vinyl floor covering, tiling to walls, heated towel radiator.

#### Separate W/C

Fitted with a low level flush w/c and circular wash hand basin with wooden storage space below. Opaque UPVC double glazed window to the rear elevation, vinyl floor covering.

#### Bedroom Three

UPVC double glazed window to the front elevation, storage cupboard.

### OUTSIDE

At the front of the property there is a block paved driveway, which provides off road parking, which in turn gives access to the INTEGRAL SINGLE GARAGE. There is also a block paved pathway leading to the ENTRANCE DOOR, an adjacent attractive garden area and timber gated access to the rear garden.

The South facing rear garden is fully enclosed with modern timber fenced boundaries along with a feature cottage wall, there is a patio seating area, a shaped lawn and mature planted shrub borders beyond. There is also an outside tap and lighting.

#### Integral Single Garage

With an electric up and over door to the front, with power and lighting connected, stainless steel sink and drainer with tap, space and plumbing for a washing machine, wall mounted central heating boiler, and shelving.

#### Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2023/2024 £1,818.06.

#### 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.



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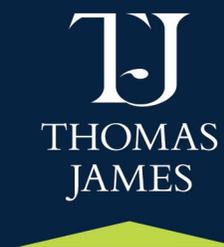
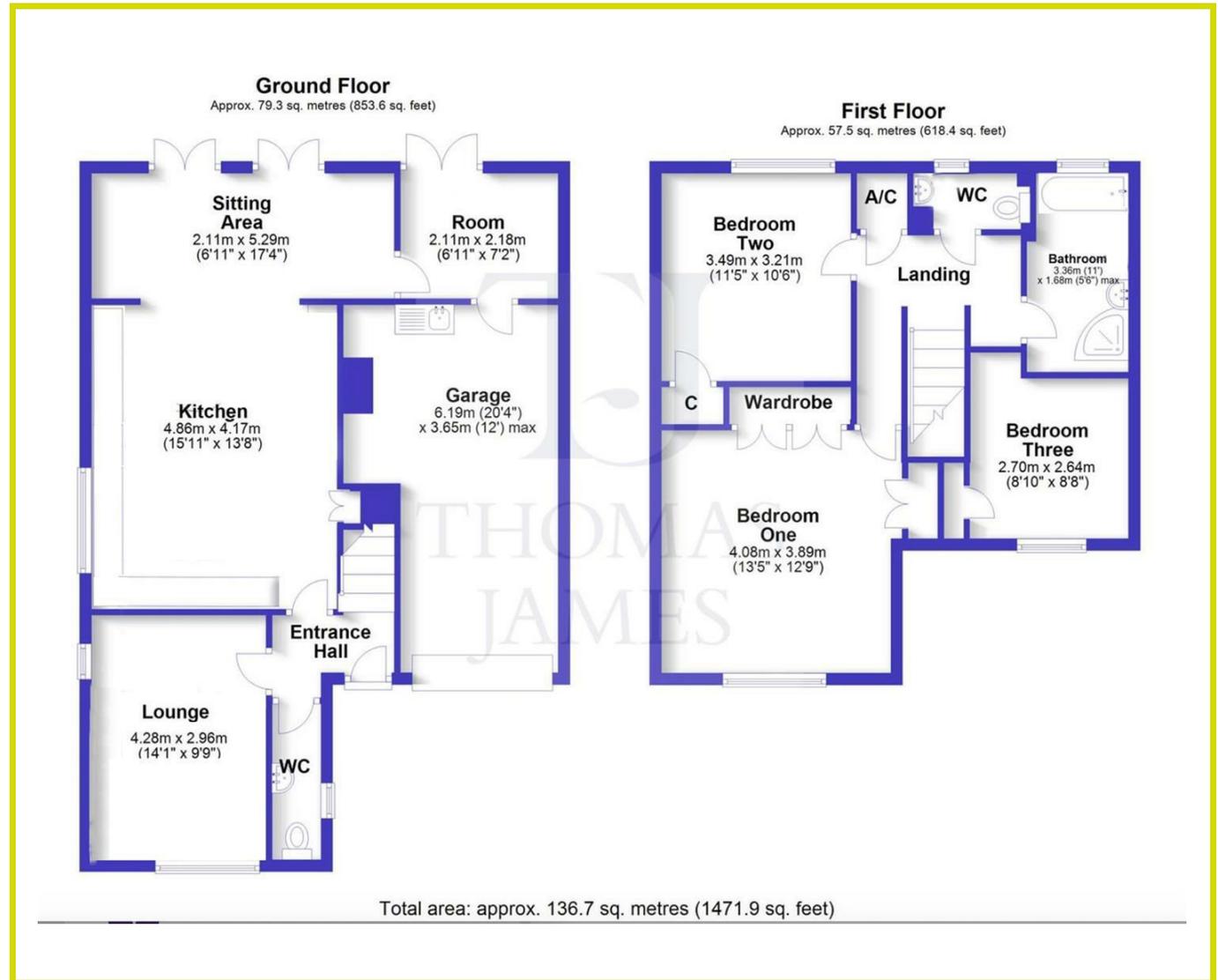
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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



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