



51 Ringleas,
Cotgrave, NG12 3NF

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

The property provides spacious accommodation arranged over two floors including; an entrance hall, a living room, an L-shaped family room/dining kitchen, a lobby, and a wet room to the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the family bathroom. Some further internal upgrading and decoration is required.

Benefiting from gas central heating and UPVC double glazing, the property has private gardens to both the front and the rear.

Situated in the popular south Nottinghamshire village of Cotgrave, and backing directly onto local woodland, the property is within easy reach of an extensive range of 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.

Offers In The Region Of £210,000





ACCOMMODATION

The composite entrance door opens to the entrance hall. From here, there are stairs rising to the first floor, and doors opening into the living room, and the family room/dining kitchen.

Overlooking the front, the living room has a feature gas fire in an ornate wooden surround.

The L-shaped family room/dining kitchen is fitted with a range of wall, drawer and base units with roll edge work surfaces over, has space and plumbing for both a washing machine and a dishwasher, and a built in electric oven, with an electric hob over. There is laminate flooring and tiled flooring, two windows to the side, UPVC double glazed patio doors opening to the rear garden, and open access to the lobby.

From the lobby, there is a UPVC opening to the garden, and a door to the wet room, which is fitted with a mains fed shower, a wc, and a pedestal wash hand basin.

On reaching the first floor, the landing has a loft access hatch (to the partially boarded loft space which houses the combination boiler), and doors to two double bedrooms, a single bedroom (with a built in cabin style bed), and the family bathroom, which is fitted with a contemporary three piece suite in white.

OUTSIDE

At the front of the property there is a low maintenance pebbled garden, with a quarter height boundary wall, a pathway to the entrance door, and a gated pathway to the rear.

The rear garden includes a pebbled area, and a decked seating area. Timber fence enclosed, the garden has an external light, houses a timber storage shed, and has gated access directly onto the woodland at the rear.

Resident and visitor parking bays provide off road parking on a "first come, first served" basis.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,627.45.

Referral Arrangement Note

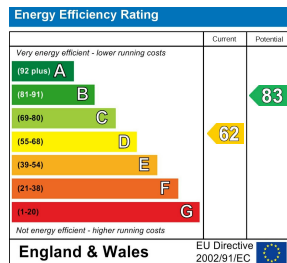
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MONEY LAUNDERING

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