



25 Maygreen Avenue,
Cotgrave, NG12 3SH

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

The property provides well presented accommodation arranged over two floors including; an entrance hallway, a living/dining room with French doors opening to the rear garden, a good size kitchen, and a spacious "Homes For Life" cloakroom/wc on the ground floor, with the first floor landing giving access to three bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating, UPVC double glazing, and the remaining two year balance of the original NHBC warranty, the property has an enclosed south facing garden to the rear, plus a double driveway and single garage at the side providing off road parking for a number of vehicles.

Plans to extend the property have been approved, and can be viewed at Rushcliffe Borough Council Planning Portal, reference number:- 23/02267/FUL.

Situated on the popular Hollygate Park development, on the outskirts of the village of Cotgrave, the property is within easy reach of an extensive range of local facilities including an outstanding primary school, 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.

Early viewing is highly recommended.

Guide Price £300,000





ACCOMMODATION

The canopied composite entrance door opens to the entrance hallway. From here, there are stairs rising to the first floor, and doors into the living/dining room, the ("Made For Life") ground floor cloakroom/wc, and the kitchen.

The kitchen is fitted with a matching range of wall, drawer and base units in cream, with wood effect work surfaces over and matching upstands. There is a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for both a washing machine and dishwasher, space for a fridge/freezer, and integrated appliances including a fan assisted oven, and a gas hob with an extractor hood over. The Logic Ideal boiler is housed in a cabinet in the kitchen.

The spacious living/dining room has Media connection points, and French doors with full height windows to both sides, opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch (giving access to the insulated and partially boarded loft space above), a shelved double airing cupboard, a further storage cupboard, and doors into three bedrooms (master with a storage cupboard, and an en-suite shower room with a double shower enclosure), and the family bathroom, which is fitted with a three piece suite.

OUTSIDE

At the front of the property, a pathway with a flower bed adjacent, leads to the canopied entrance door (with porch light).

The double driveway at the side of the property provides off road parking for up to two vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door, power and lighting connected, and pedestrian door opening to the rear garden). There is timber gated access to the rear garden.

The larger than average south facing rear garden includes a patio seating area, a shaped lawn, and well maintained flower and shrub beds. Timber fence enclosed, the garden has an external tap, power point and light.

Encore Estate Management Fee

We are advised that there is an annual management charge for the upkeep of the communal areas on the development.

For further information, please contact Thomas James Estate Agents.

Approved Plans

We understand that plans to extend to the property have been approved by Rushcliffe Borough Council. The plans include the addition of a bedroom over the garage, and a small extension to the rear, at ground floor level.

Plans can be viewed at Rushcliffe Borough Council Planning Portal, reference number:- 23/02267/FUL.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,898.70.

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.

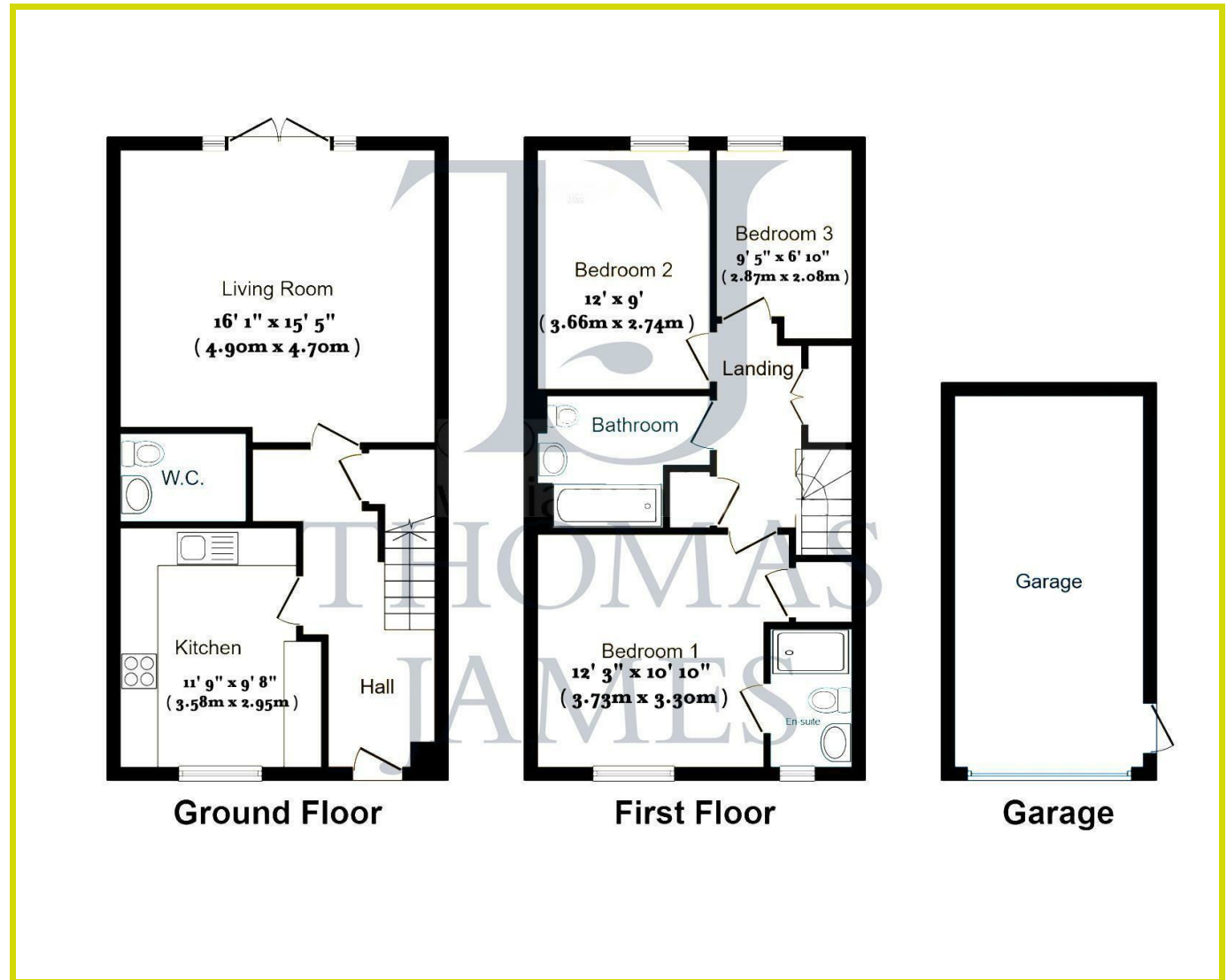
DISCLAIMER NOTES

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	94
(81-91) B	83
(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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