



33 Whitelands,
Nottingham, NG12 3PP

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This semi detached home provides accommodation arranged over two floors including; an entrance hall, a lounge, and a kitchen/diner on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from gas central heating and double glazing, the property has a good size enclosed garden to the rear, a further garden to the front, plus a driveway providing off road parking for one vehicle.

Situated in the popular south Nottinghamshire village of Cotgrave, 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.

An ideal first time or investment purchase.

Offers Over £200,000





ACCOMMODATION

The UPVC entrance door at the front of the property, opens to the entrance hall. From here, the stairs rise to the first floor, there is an under stairs storage cupboard, and doors leading into the lounge, and the kitchen/diner.

Overlooking the front, the lounge has a bay window, a gas fire set in a feature surround, and laminate flooring.

The kitchen/diner is fitted with a range of wall and base units with roll edge work surfaces over. There is a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, a built in electric oven, and a four ring gas hob, with an extractor hood over. The wall mounted combination boiler is housed in the kitchen, there is tiled flooring, a window overlooking the rear garden, and a UPVC door opening out.

On reaching the first floor, the landing has an airing cupboard, a loft access hatch, and doors into three bedrooms, and the family bathroom, which is fitted with a bath, a wash hand basin, and a wc.

OUTSIDE

The block paved driveway at the front of the property provides off road parking for one vehicle. There is a lawned garden adjacent, access to the entrance door, and secure gated access to the rear.

Timber fence enclosed, the rear garden has a patio seating area, with a lawn beyond. The garden also houses a brick built store.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,627.45.

Referral Arrangement Note

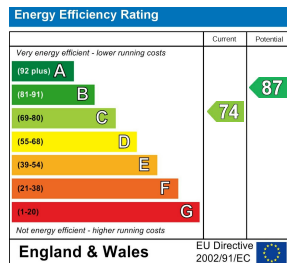
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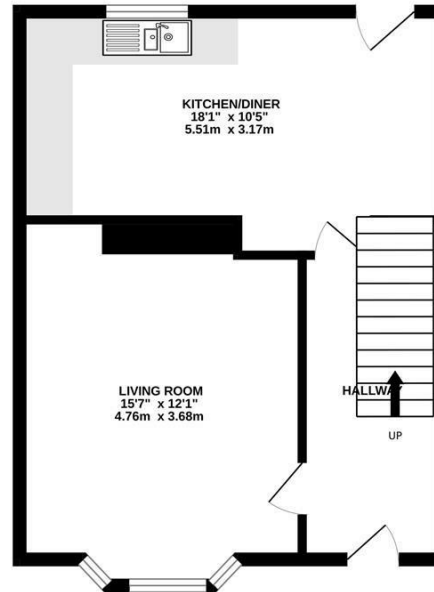
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MONEY LAUNDERING

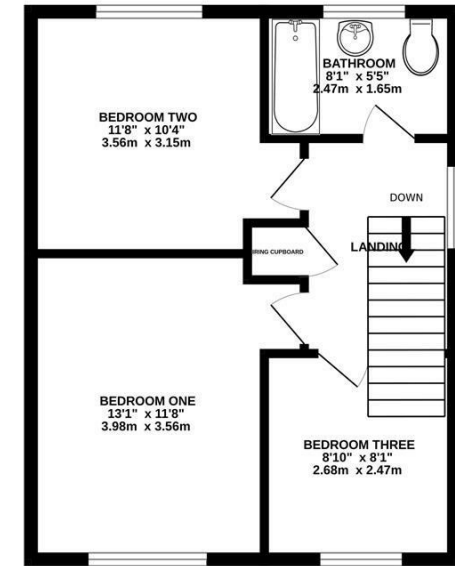
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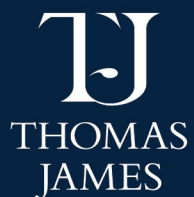
GROUND FLOOR



1ST FLOOR



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Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com

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