



10 The Old Park,  
Cotgrave, NG12 3TN



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Thomas James are delighted to offer this extended detached bungalow to the market.

The property provides spacious accommodation including an entrance hall, a living room, a dining room with French doors opening to the rear garden, plus a breakfast kitchen, three double bedrooms, a fitted bathroom, and a separate wc.

Benefiting from a security alarm, gas central heating and UPVC triple glazing, the property has well maintained established gardens to the rear, further gardens to the front, plus a driveway and detached single garage at the side, providing off road parking for a number of vehicles.

Situated in a sought after position, close to the heart of the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of an extensive range of local 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, and in need of some upgrade.

An opportunity not to be missed! Early viewing is highly recommended.

£340,000







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## ACCOMMODATION

The UPVC glazed entrance door opens to the entrance hall. From here, there is a loft access hatch, two useful storage cupboards, and doors into the living room, three double bedrooms, the bathroom, and the separate wc.

The living room has a gas fire set in a feature stone surround, and glass panelled double doors opening into the dining room. Overlooking the rear, the dining room has a door into the breakfast kitchen, and French doors opening to the garden.

Fitted with a range of wood wall, drawer and base units, with tiled splash backs and roll edge work surfaces, the breakfast kitchen has a sink and drainer unit, and integrated appliances including a washing machine, a dishwasher, an under counter fridge and freezer, a NEFF oven, and an induction hob with an extractor hood over. Overlooking the garden, the breakfast kitchen has a UPVC stable style door opening to the driveway.

The master bedroom has a walk in bay window overlooking the front, and a range of fitted wardrobes. Two further bedrooms overlook the side.

The bathroom has a jacuzzi style bath with an electric shower over (which allows for disabled access), plus a wash hand basin.

## OUTSIDE

There an attractive garden to the front of the property, with a low walled boundary, and a pathway to the entrance door.

The driveway provides off road parking for up to four vehicles, and in turn gives access to the DETACHED SINGLE GARAGE (with an up and over door, power and lighting, storage units, UPVC windows, and a pedestrian door).

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There is access to the boiler cupboard at the side of the property, which houses the Worcester combination boiler.

At the rear of the property, the well maintained garden includes a large patio seating area, a shaped lawn, and a variety of established shrubs and plants. Timber fence enclosed, the garden also houses a timber shed and a greenhouse.

## Agent Note

Prospective purchasers should note that we have been advised a Barratt Homes housing development is set to be built on the land behind the property.

Interested parties are advised to make their own enquiries.

## Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,441.18.

## 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

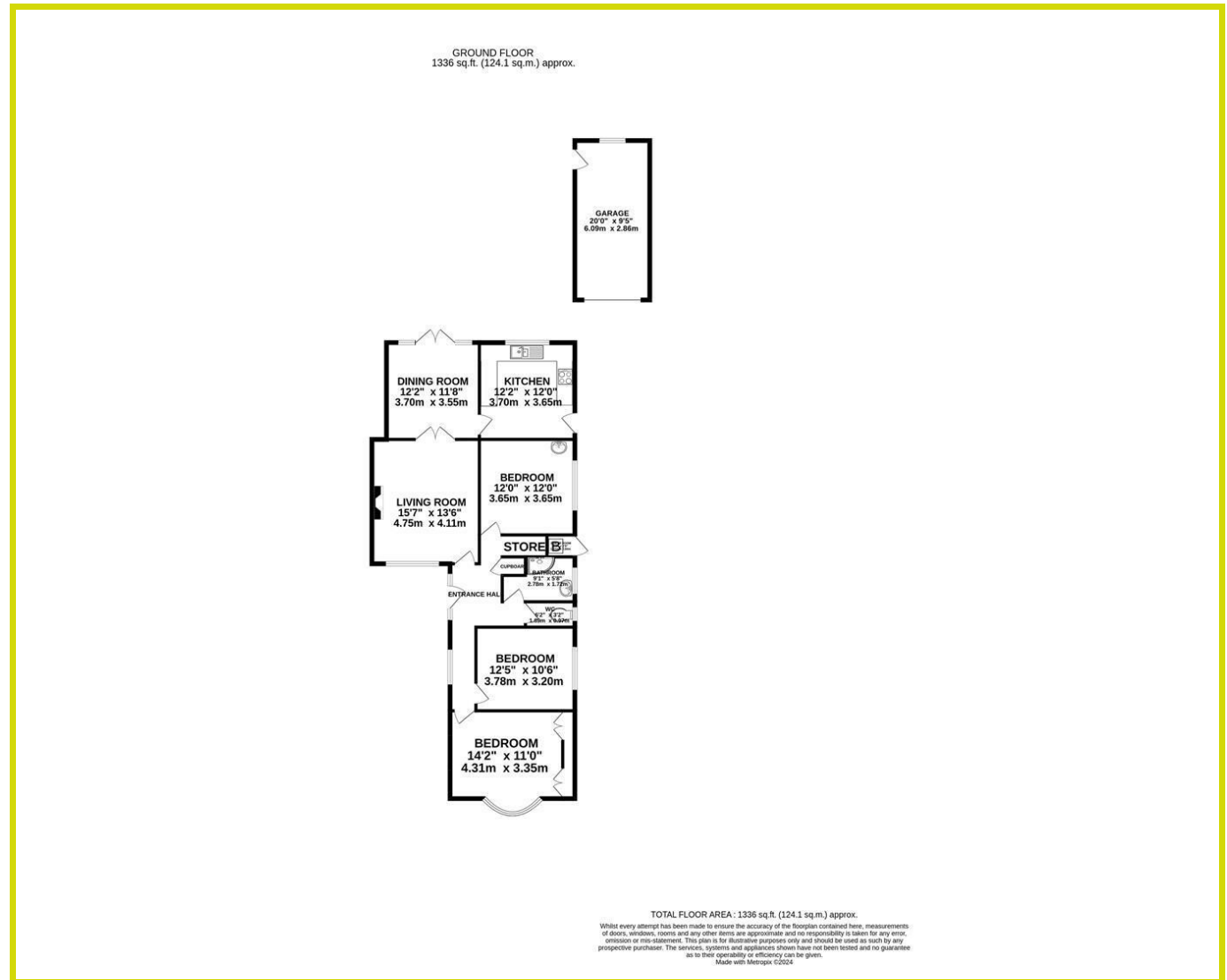
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## MONEY LAUNDERING

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	81
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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