



Bungalow off 26 Risegate,
Cotgrave, NG12 3JF

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**** GUIDE PRICE £300,000 TO £320,000 ****

Thomas James are delighted to offer this spacious detached bungalow to the market. Converted from an annex, the property has been thoughtfully renovated, and is finished to a high standard throughout.

The property provides accommodation including; an entrance hall with utility space, a large open plan living room/dining kitchen with integrated appliances and patio doors opening to the side, two double bedrooms (one with an en-suite shower room), and a contemporary fitted bathroom.

Benefiting from UPVC double glazing, and with a recently installed gas central heating system, the property also has updated electrics and consumer unit, Oak internal doors, and vaulted ceilings. There is a privately enclosed courtyard style garden to the rear, plus driveway with turning circle at the front, and a garden area adjacent. The new owner has the unique opportunity to choose the finish of the driveway to their specification.

Situated 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.

Viewing is essential.

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ACCOMMODATION

The UPVC glass panelled entrance door at the side of the property opens to the entrance hall/utility space. Here there is a useful work surface, space and plumbing for a washing machine, and space for a further under counter appliance. The wall mounted Main combination boiler is located in the entrance hall/utility space, there is a large cloak cupboard housing the RCD unit, and an Oak internal door opening to the living room/dining kitchen.

The bright dual aspect living room/dining kitchen has a vaulted ceiling, a large window to the front, and sliding patio doors opening to the side. The kitchen area is fitted with a range of matching, handleless, wall, drawer and base units in navy, with quartz effect upstands and square edge work surfaces over, has a one and half bowl stainless steel sink and drainer unit, and integrated appliances including a dishwasher, a fridge/freezer, a double oven, and an induction hob with an extractor hood over.

The bathroom is fitted with an L-shaped bath with a shower and shower screen over, a pedestal wash hand basin, and a low flush wc.

Both double bedrooms overlook the rear, the master has an en-suite room with a walk in shower cubicle, a wash hand basin and a low flush wc.

OUTSIDE

(The property is accessed off Scrimshire Lane).

At the front of the property there is a driveway with a turning circle, providing off road parking for a number of vehicles. (The driveway will be block paved or tarmac, subject to the choice of the buyer). There is a lawned area adjacent, and access to the side (with a porch light over the entrance door), and rear.

To the rear of the property, there is a courtyard style garden, with a walled and fenced boundaries.

Council Tax Band

Council Tax Band TBC.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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

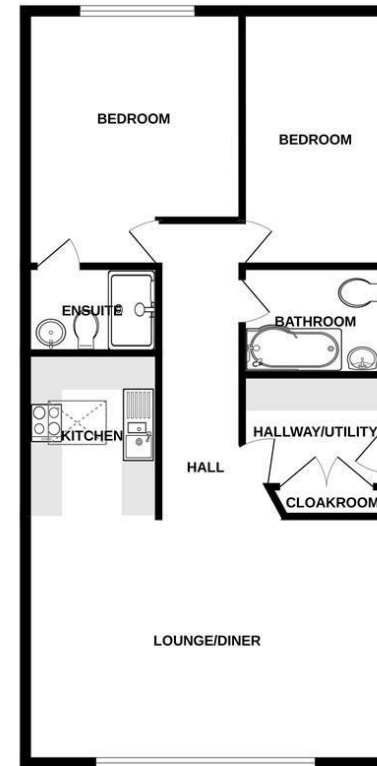
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MONEY LAUNDERING

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			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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