



5 Scrimshire Lane,
Cotgrave, NG12 3JD

TJ
THOMAS
JAMES

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This beautiful period cottage dates back to the 1850's and enjoys a generous plot in a pleasant position, in the heart of the sought after South Nottinghamshire village of Cotgrave.

Updated to a high standard throughout by the current owners, the property provides delightful and well presented accommodation arranged over two floors including: an entrance hallway, living room, country style dining kitchen, playroom/dining room and bathroom to the ground floor, with three double bedrooms to the first floor.

The property enjoys mature enclosed gardens to the rear with a patio seating area, lawns and fruit trees, plus a gated driveway and double garage at the front, providing off road parking for multiple vehicles.

The popular village of Cotgrave offers a range of excellent facilities including; the recently built state of the art doctors surgery and library hub, plus primary schools, shops, a leisure centre, golf course and country park.

Early Viewing is highly recommended.

Guide Price £500,000



Directions

Scrimshire Lane can be located off Owthorpe Road and from Plumtree Road, Cotgrave.

GROUND FLOOR ACCOMMODATION

Wooden Entrance Door

Leading into:-

Entrance Hallway

Two windows to the front elevation, Karndean flooring, two wall lights, radiator, an alarm control panel, stairs rising to the first floor, doors giving access to the living room, playroom/dining room, bathroom and the:-

Dining Kitchen

Fitted with a range of bespoke 'Shaker' style wall, drawer and base units with square edge work surfaces over, inset sink and drainer with mixer tap, with tiled splashbacks, integrated dishwasher, a Stoves range master cooker with brick chimney breast over, space for an under counter fridge.

Window to the front and rear elevation, feature ceiling light point, space for a table and chairs, beams to the ceiling, Karndean flooring, a large walk-in pantry, (with window to the front, ceiling light point, consumer unit), radiator, stable style door opening into the rear garden.

Living Room

Two windows to the rear elevation, dual fuel burner stove, with stone hearth, beams to ceiling, ceiling light point, under-stairs storage cupboard, radiator.

Playroom/Dining Room

Window to the rear elevation, open fireplace with tiled hearth, alcove shelving and cupboards, ceiling light point, radiator.

Bathroom

Fitted with a four piece suite comprising a shower enclosure with two shower heads, a roll top bath, a pedestal wash hand basin and a low level flush w/c.

Opaque window to the front elevation, half height tiling to walls, Karndean flooring, heated towel rail.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Two windows to the rear elevation, two ceiling light points, doors giving access to three bedrooms.

Bedroom One

Wood framed window to the rear elevation, ceiling light point, radiator.

Bedroom Two

Wood framed window to the rear elevation, ceiling light point, radiator.

Bedroom Three

Wood framed window to the front elevation, storage cupboard housing the combination BAXI boiler, ceiling light point, radiator.

OUTSIDE - FRONT

To the front of the property there are double gates leading to the driveway providing off road parking for several vehicles and in turn leads to the DOUBLE GARAGE and FRONT ENTRANCE DOOR.

OUTSIDE - REAR

The rear garden is a beautiful asset to the property and includes a patio area, adjacent to the property providing ideal alfresco dining space, with a large





shaped lawn beyond. There are a range of established trees including mature fruit trees, and attractive flower and shrub borders. The garden also has a green house, vegetable plots, ample space for children's play equipment, and is brick and timber fenced enclosed.

Out House/Utility Area

(Accessed via the front driveway) With power and lighting, space and plumbing for a washing machine and tumble dryer.

Out House

(Accessed via the rear garden) Was previously used as an outside w/c, with a tap and lighting.

Double Garage

With an up and over door to the front, with power and lighting connected, window overlooking the rear garden, pedestrian door to the rear.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,983.66.

Referral Arrangement Note

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DISCLAIMER NOTES

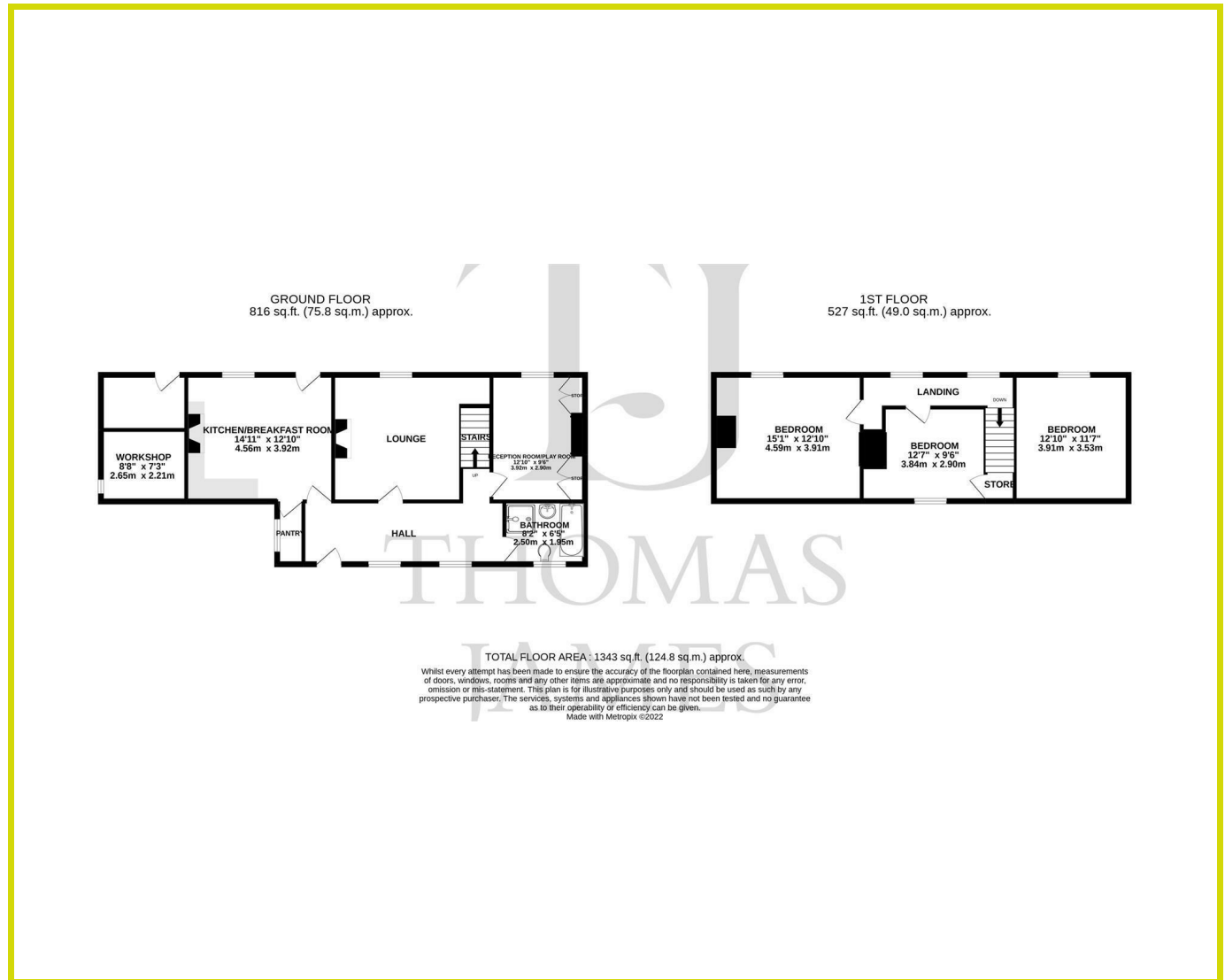
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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |



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