



6 Deans Court,  
Cotgrave, NG12 3LS

TJ  
THOMAS  
JAMES

# 6 Deans Court, Cotgrave, NG12 3LS

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

The property provides spacious accommodation arranged over two floors including; an entrance hallway, a living room, a fitted kitchen a dining room and a conservatory on the ground floor, with the first floor landing giving access to two double bedrooms, one single bedroom, and the family bathroom.

Benefiting from gas central heating, and UPVC double glazing, the property has a privately enclosed, south east facing garden to the rear, plus a driveway and garage providing off road parking for a number of vehicles.

Situated in a pleasant position, in the popular village of Cotgrave, the property is within easy reach of a wealth of local facilities including shops and churches, an outstanding primary school, a leisure centre with swimming pool, 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.

**£220,000**





## ACCOMMODATION

The composite entrance door opens into the entrance hallway. From here, the stairs rise to the first floor, and there are doors into the living room, and the fitted kitchen.

Overlooking the front, the living room is a bright and spacious room.

Fitted with a range of matching wall, drawer and base units in white, with roll edge work surfaces over, the kitchen has space and plumbing for a washing machine, space for another under counter appliance, and space for a freestanding gas or electric cooker. There are windows to the side and rear, and an open archway to the dining room.

The dining room has a UPVC glass panelled door opening to the conservatory. Constructed approximately two years ago by Needhams, the conservatory has a quarter height wall, UPVC windows overlooking the garden, and patio doors opening out.

On reaching the first floor, the landing has a loft access hatch (fitted with a drop down ladder to the partially boarded loft space above), and doors into all three bedrooms (one with an over stairs storage cupboard), and the family bathroom, which is fitted with a corner bath with a shower over, a pedestal wash hand basin, and a low flush wc.

## OUTSIDE

The pebbled driveway at the front of the property provides off road parking for up to two vehicles.

The shared driveway at the side of the property gives access to the SINGLE GARAGE (with a new roof installed in 2021, and power and lighting connected). There is an external tap, and gated pedestrian access to the rear garden.

Attractively maintained, the south east facing rear garden includes; a patio seating area, a shaped lawn, and flower and shrub borders. Timber fence enclosed, the garden has an external power point and lighting, and houses a brick built coal house/store.

## Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,627.45

## 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

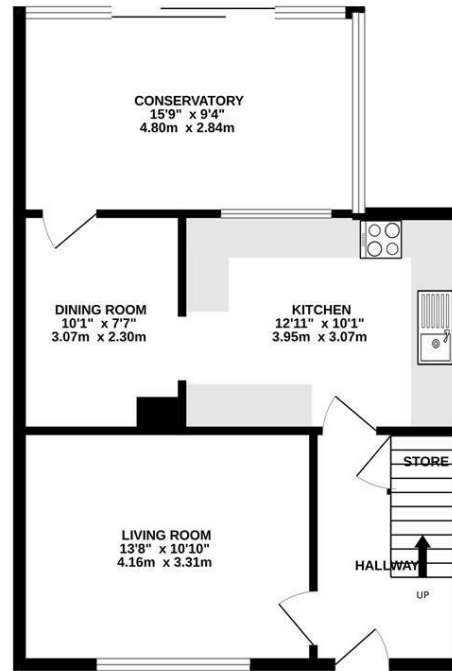
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding 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

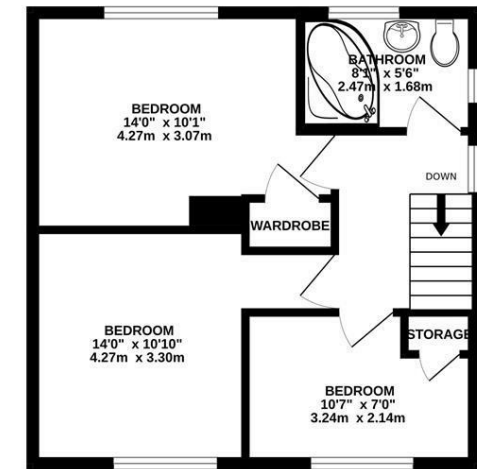
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior 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			84
(81-91) B			
(69-80) C		72	
(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  
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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 items 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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**TJ**  
THOMAS  
JAMES

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

Tel: 0115 989 9757 | Email: [cotgrave@tjea.com](mailto:cotgrave@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

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