



15 Grassmere,  
Cotgrave, NG12 3LZ

TJ  
THOMAS  
JAMES

# 15 Grassmere, Cotgrave, NG12 3LZ

Offered to the market with no upward chain, this semi detached family home is situated in a sought after position, within the village of Cotgrave.

In need of some cosmetic upgrade, the property provides accommodation arranged over two floors including; an entrance hall, a wc, a dining kitchen with French doors opening to the rear garden, and a dual aspect living/dining room, also with French doors to the garden, on the ground floor, with the first floor landing giving access to two double bedrooms, two single bedrooms, and the family shower room.

Benefiting from gas central heating and UPVC double glazing, the property has a privately enclosed garden to the rear, a further garden to the front, plus a hard standing area providing off road parking.

The popular south Nottinghamshire village of Cotgrave boasts a range of excellent 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, and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Early viewing is highly recommended.

**£195,000**





## ACCOMMODATION

The UPVC entrance door opens to the entrance hall. From here, the stairs rise to the first floor, there is an under stairs storage cupboard, and doors into the dining kitchen, and the ground floor wc.

Fitted with a matching range of wall, drawer and base units, the dining kitchen has a freestanding gas cooker, a washing machine, a dryer, an under counter fridge and an under counter freezer (all of these appliances to remain as part of the sale). There is a door into the living/dining room, a door opening to the side, and French doors opening to the rear garden.

The dual aspect living/dining room has a window to the front, a feature gas fire with a wooden surround, and French doors opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, and doors opening into all four bedrooms (the Baxi combination boiler is housed in a store cupboard in bedroom two), and the family shower room, which is fitted with a shower enclosure, a pedestal wash hand basin, and a low flush wc.

## OUTSIDE

At the front of the property there is a hard standing area, providing off road parking for up to two vehicles. There is a garden area adjacent, with mature shrubs, a pathway to the entrance door, and a pathway giving timber gated access to the side and rear.

The low maintenance, north west facing rear garden is timber fence enclosed, and includes; a decked seating, and pebbled beds. The garden has an external tap and external light, and houses a timber store shed, and a brick outhouse.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,898.70.

## Referral Arrangement Note

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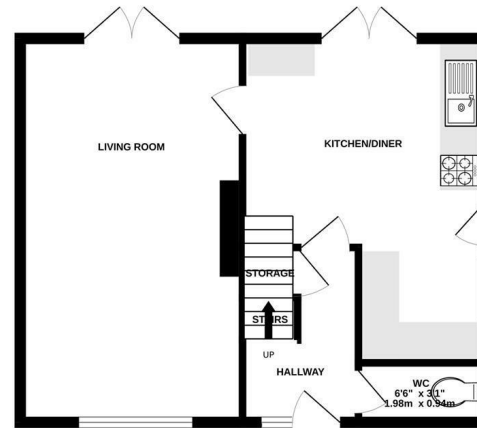
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## MONEY LAUNDERING

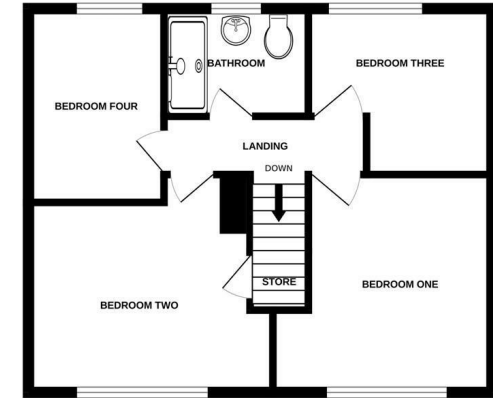
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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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