



2 Pinfold Close,
Cotgrave, NG12 3QX

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The spacious detached family home provides accommodation arranged over two floors including; an entrance hall, a dual aspect open plan living/dining room with French doors opening to the rear garden, a kitchen, a garden room, and a utility room/wc on the ground floor, with the first floor landing giving access to four bedrooms (one with an en-suite bathroom), and the family bathroom.

Benefiting from gas central heating, UPVC double glazing, and solar panels (we are advised are owned outright by the current vendor), the property has a south east facing garden to the rear, plus a pebbled driveway and garage at the front providing off road parking for a number of vehicles.

Situated in a quiet cul-de-sac position, along with just three other homes, the property is close to the heart of the village of Cotgrave, and an excellent range of facilities including the state of the art doctors surgery and library hub, plus primary schools, shops, churches, a leisure centre, golf course and the country park. Main road routes and local transport links provide access to Nottingham and Leicester.

Viewing is recommended.

Offers Over £375,000





ACCOMMODATION

The wooden entrance door opens to the entrance hall. The entrance hall has a feature UPVC double glazed arched window to the front, a further UPVC double glazed window to the side, laminate flooring, stairs off to the first floor, and a glass panelled door into the dual aspect open plan living/dining room.

The living area has a UPVC double glazed window to the front, wood flooring, a feature wall mounted gas fire, and open access to the dining area. The dining area has a UPVC double glazed French doors opening to the rear garden.

The kitchen has a matching range of wall, drawer and base units in grey, with tiled splash backs and wood effect square edge work surfaces. There is a stainless steel double sink and drainer unit with a mixer tap over, space and plumbing for a dishwasher, an integrated wine rack, an American style fridge/freezer and a Rangemaster cooker with a stainless steel extractor hood over. (Both the American style fridge/freezer and the Rangemaster cooker are to be sold with the property). A UPVC double glazed window overlooks the rear, there is a breakfast bar, laminate flooring, ceiling spot lights, a glass panelled door to the garden room, and a door to the utility room/ground floor wc.

The utility room/ground floor wc has space and plumbing for a washing machine, and space for a condensing dryer, and is fitted with a low flush wc, and a wash hand basin. There is tiling to the splash backs and flooring and an extractor fan.

The spacious garden room provides a bright and versatile space, with timber framed windows overlooking the garden, a radiator, and a wooden door with glazed panels opening to the garden.

On reaching the first floor, the landing has a loft access hatch (to the insulated loft space above), and doors into all four bedrooms, and the family bathroom.

Bedroom one has a UPVC double glazed window to the front, fitted bedroom furniture, and a door into the en-suite bathroom. The en-suite bathroom is fitted with three piece suite in white comprising: a panelled bath with an electric shower and glazed screen over, a pedestal wash hand basin, and a low flush wc. There is an opaque UPVC double glazed window to the front, an airing cupboard (housing the hot water cylinder), tiling to the walls, and tiled effect vinyl floor covering.

Bedrooms two and four have a UPVC double glazed window to the rear.

Bedroom three has a UPVC double glazed window to the front.

Completing the accommodation, the family bathroom is fitted with a three piece suite in white comprising: a panelled bath with an electric shower and glazed screen over, a pedestal wash hand basin, and a low flush wc. There is an opaque UPVC double glazed window to the rear, a shaver point, fully tiled walls, and tiled effect vinyl floor covering.

OUTSIDE

At the front of the property, the pebbled driveway provides off road parking for up to three vehicles, and in turn gives access to the entrance door, and to the GARAGE (with steel double opening doors, power connected, a ceiling light point, and housing the wall mounted Gloworm central heating boiler). There are mature hedges to the boundary, an external tap, and secure pedestrian gated access to the rear garden.

The attractive south east facing garden to the rear of the property includes; a patio seating area, with steps rising to a lawned area, with mature plants and shrubs, and mature trees. Enclosed by timber screen fenced and hedged boundaries, the garden has an external tap and lighting, houses a timber storage shed and has pedestrian gated access to Hollygate Lane.

Solar Panels

We are advised that the solar panels in situ at the property, are owned outright by the current vendor.

For more information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,278.27.

Referral Arrangement Note

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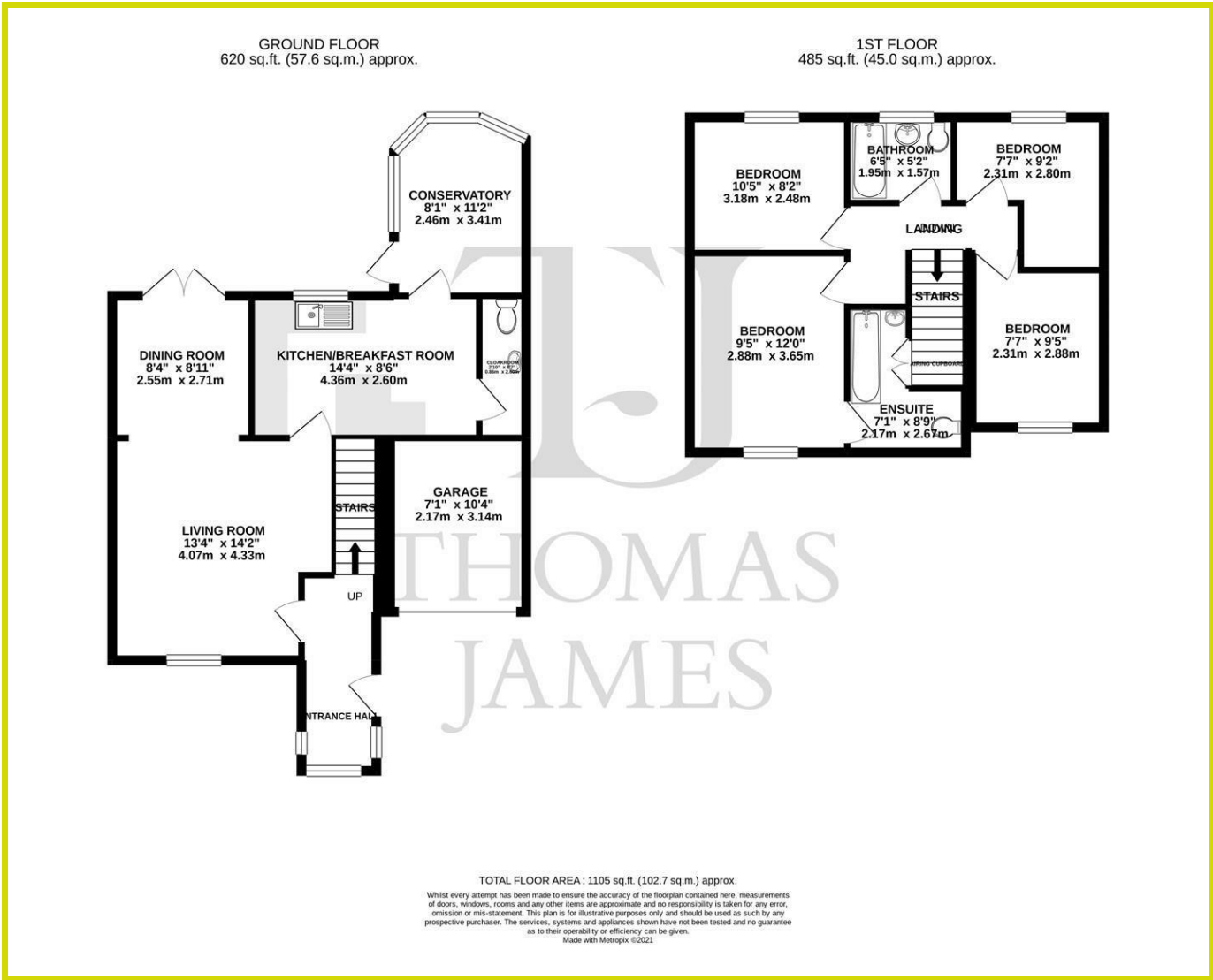
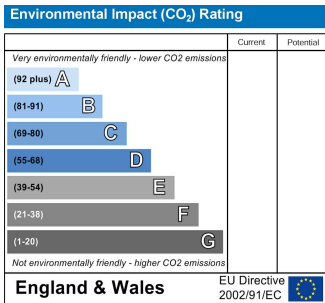
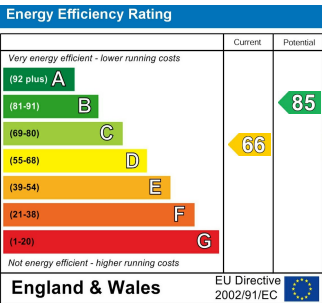


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