



36 Thorntons Close,
Cotgrave, NG12 3TA

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This modern mid town house provides immaculately well presented accommodation arranged over two floors including; an entrance hallway, a living room, a fitted kitchen, and a conservatory on the ground floor, with the first floor landing giving access to two bedrooms and the fitted bathroom.

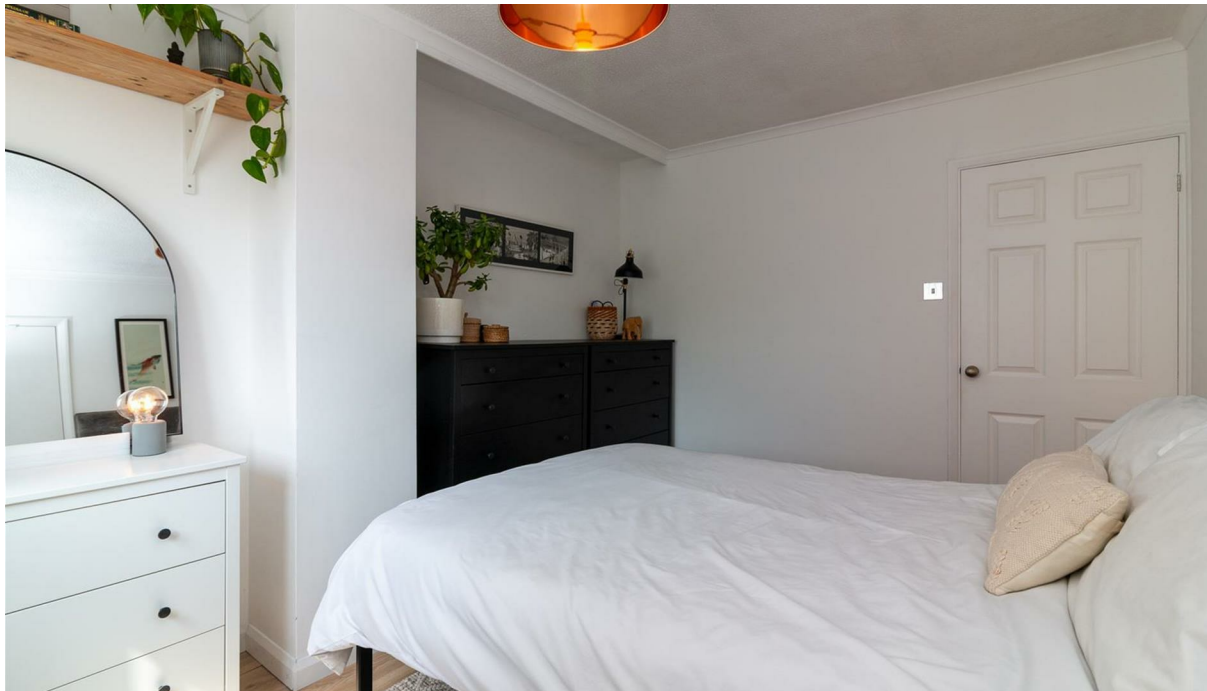
Benefiting from UPVC double glazing and gas central heating, the property has a low maintenance north west facing garden to the rear, and a driveway providing off road parking for one vehicle to the front.

Situated in a quiet cul-de-sac position, in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of an excellent range 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 golf course, and a country park. There are excellent transport links and main road routes to Nottingham and Leicester.

An ideal first time or investment purchase. Early viewing is recommended.

£185,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, and a door opening to the living room.

The living room has a bay window to the front, luxury vinyl tiled flooring, a useful under stairs storage cupboard, and a door into the fitted kitchen.

The kitchen has a range of country cottage style wall, drawer and base units in cream, under cabinet lighting and wood effect work surfaces, a ceramic sink and drain unit with a mixer tap over, and integrated appliances including; a washing machine, a slimline dishwasher, a fridge/freezer, a fan oven, and a gas hob with an extractor hood over. There is a window and UPVC glazed door opening to the conservatory.

Of UPVC construction, the conservatory has a radiator, and French doors opening to the rear garden.

On reaching the first floor, the landing has doors into both bedrooms, and the fitted bathroom. One bedroom has a large store cupboard, also housing the combination boiler.

The bathroom is fitted with a three piece suite in white comprising; a panelled bath with an Aqualisa electric shower (with two heads) and a glazed screen over, a wash hand basin with a vanity cupboard, and a low flush wc. There is a heated towel rail, and half height tiling to the walls.

OUTSIDE

At the front of the property, the driveway provides off road parking for one vehicle. There is a pathway leading to the entrance door (which has an outside light).

The low maintenance north west facing rear garden includes; a decked seating area, a further paved area and an artificial lawn. The garden has an external tap, a breeze block built outstore, and timber gated access off at the rear.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

Referral Arrangement Note

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DISCLAIMER NOTES

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MONEY LAUNDERING

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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		



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