



57 Marlwood,
Cotgrave, NG12 3NS

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Offered to the market with no upward chain, this mid terraced home provides spacious and well presented accommodation arranged over two floors including; an entrance hallway, a wc, a dining kitchen, and a living room spanning the width of the property on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the family bathroom.

Benefiting from gas central heating, and UPVC double glazing, the property has been upgraded over recent months, with works having including new flooring, redecoration, a new driveway, and lawn laid to the garden.

The property has a privately enclosed south westerly facing garden to the rear, and a driveway at the front providing off road parking.

Situated in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of the excellent facilities including the state of the art doctors surgery and library hub, plus primary schools, shops, public houses, a leisure centre with swimming pool, a golf course, and a country park. There are local transport links and main road routes to Nottingham, Leicester, and the surrounding villages.

Viewing is recommended.

Offers Over £185,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, a large walk in storage cupboard (with shelving and a light), an understairs storage area which could also house a desk, and doors into the dining kitchen, the living room, and the wc.

The dining kitchen has a range of wood effect wall, drawer and base units, tiled splash backs and roll edge work surfaces. There is a washing machine, a slimline dishwasher, a fan assisted oven, and a gas hob with an extractor hood over (all of these appliances to remain as a part of the sale). The wall mounted Worcester Bosch boiler is housed here, there is tiled flooring, space for a table and chairs, and access to a walk in storage cupboard (with power and lighting, and a continuation of the tiled flooring).

Spanning the width of the property at the rear, the living room has a feature electric fire, a window overlooking the garden, and UPVC glass panelled door opening out.

The ground floor wc is fitted with a wash hand basin, and a low flush wc.

On reaching the first floor, the landing has a loft access hatch (giving access to the partially boarded loft space above), a storage cupboard, and doors into all three bedrooms, and the family bathroom.

The main bedroom is double in size, overlooks the rear, and has built in wardrobes.

The second bedroom is also double in size, and overlooks the front.

The third bedroom is single in size, and overlooks the rear.

Completing the accommodation, the family bathroom is fitted with a three piece suite in white comprising: a pedestal wash hand basin, a wc, and a panelled bath with an electric shower (with a rainfall head and separate power shower head) and a glazed screen over.

OUTSIDE

At the front of the property the stone chipped driveway provides off road parking. There is a picket fence to the boundary, a bin storage area, and a pathway to the entrance door.

The south west facing garden to the rear of the property is laid to lawn, with an established tree. The garden is enclosed by timber screen fencing, with gated access off.

Solar Panels

We are advised that the solar panels at the property are owned outright.

For more information please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

Referral Arrangement Note

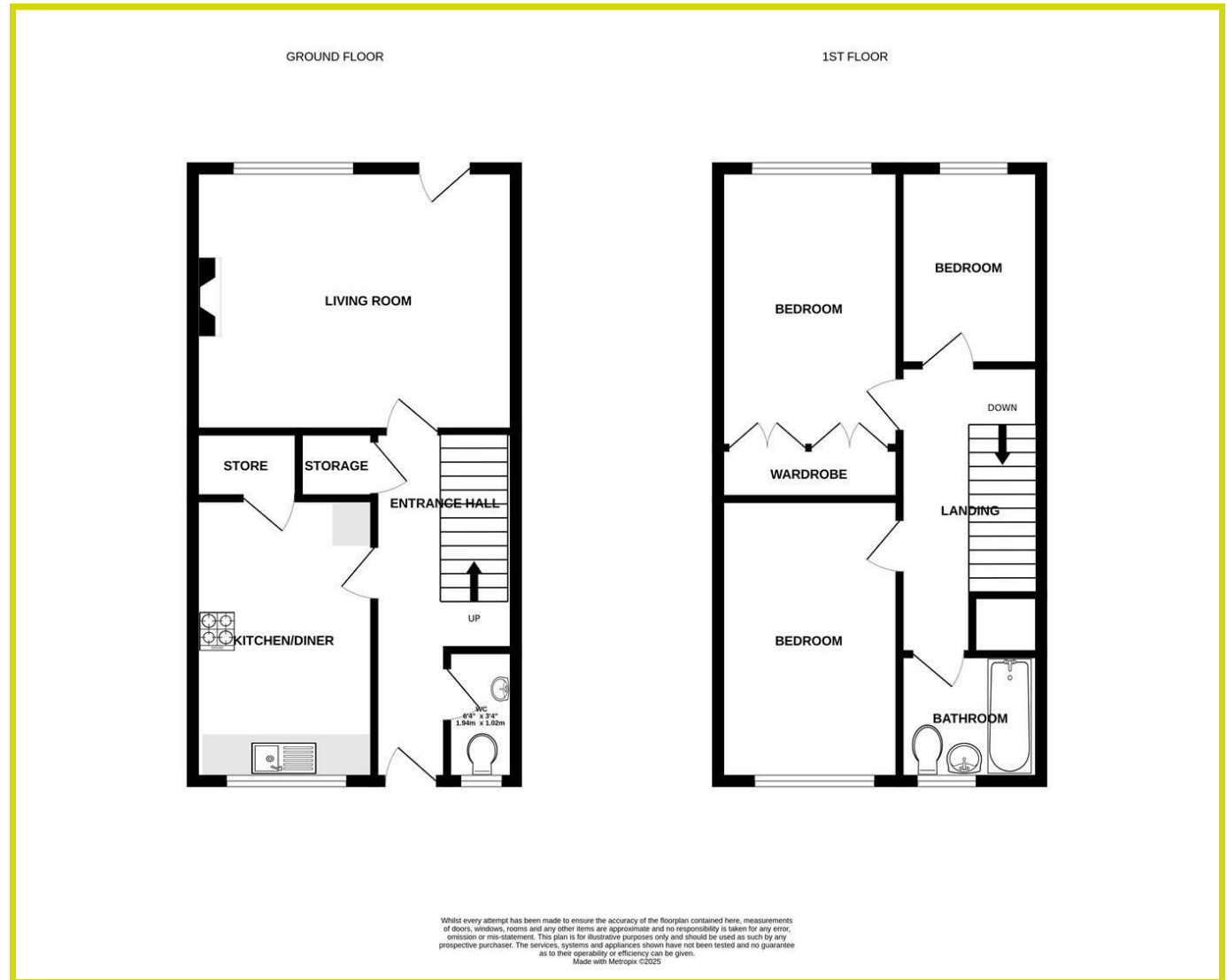
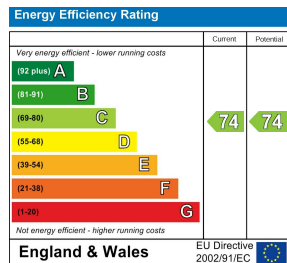
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