



17 Parkin Close,
Cropwell Bishop, NG12 3DG

17 Parkin Close, Cropwell Bishop, NG12 3DG

Situated on a quiet cul-de-sac, this well appointed and presented semi detached home provides accommodation including; an entrance hallway, a fitted kitchen, and a spacious living room with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to two bedrooms, and the fitted family bathroom.

Benefiting from UPVC double glazing, and gas central heating with a combination boiler and HIVE controls, the property has gardens to the front, side and rear, plus a driveway at the side providing off road parking for up to two vehicles.

Located in the picturesque Vale of Belvoir village of Cropwell Bishop, the property is within easy reach of excellent facilities including a doctors surgery, a church, a primary school, village shops, a creamery, public houses, and countryside walks. Main road routes and local transport links give access to neighbouring villages including Cotgrave and Bingham.

Early viewing is highly recommended.

£190,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, open access into the kitchen, and a door into the living room.

The kitchen has a range of wall, drawer and base units in white, tiled splash backs and wood effect work surfaces, a stainless steel sink and drainer unit, space and plumbing for both a washing machine and a dishwasher, space for a fridge/freezer, plus an integrated fan assisted oven, and an induction hob with a stainless steel extractor hood over. A window overlooks the front.

Spanning the width of the property at the rear, the spacious living room enjoys plenty of natural light, with French doors opening to the garden.

On reaching the first floor, the landing has a loft access hatch (giving access to the partially boarded loft space above, housing the combination boiler), and door into both bedrooms, and the family bathroom.

Bedroom one overlooks the front, and has an over stairs wardrobe.

Currently used as an office, bedroom two overlooks the rear, and has fitted wardrobes and desk space.

Completing the accommodation, the family bathroom is fitted with a three piece suite in white comprising; a bath with a mains fed shower and glazed screen over, a pedestal wash hand basin, and a low flush wc. There is a useful storage cupboard here, tiling to two walls, tiled flooring, and a heated towel rail.

OUTSIDE

At the front of the property there is a lawned garden, and a pathway leading to the entrance door.

The driveway at the side provides off road parking for up to two vehicles. There is timber gated access to the rear garden.

The north facing rear garden is privately enclosed by timber screen fencing and includes; a patio seating area, a shaped lawn, and shrub borders.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,029.53.

Referral Arrangement Note

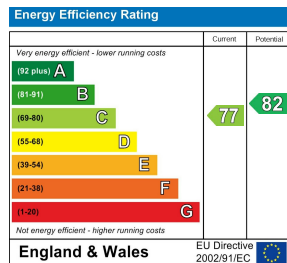
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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.



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

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

