



63 Ringleas,
Cotgrave, NG12 3NF

TJ
THOMAS
JAMES

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This semi detached home provides accommodation arranged over two floors including: an entrance hallway, a dual aspect living room, and a kitchen/diner on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and a family bathroom.

Benefiting from gas central heating, and recently installed UPVC double glazing, the property was also rewired in 2017.

Occupying a corner plot, the property has gardens to the front, side and rear, plus off road parking for up to two vehicles.

Situated in a popular position, in the sought after south Nottinghamshire village of Cotgrave, the property backs onto woodland at the rear, and is within easy reach of 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 excellent transport links and main road routes to Nottingham and Leicester, and beyond.

Early viewing is highly recommended.

£205,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, and doors opening into the living room, and the kitchen/diner.

The kitchen/diner has a range of wood effect wall, drawer and base units, roll edge work surfaces, and space for a number of appliances. There are windows to the side and rear, and a UPVC glass panelled door opening to the rear garden.

The spacious dual aspect living room, has windows to the front and side.

On reaching the first floor, the landing has a loft access hatch, a store cupboard, and doors opening into all three bedrooms, and the family bathroom.

Fully tiled, the family bathroom has a panelled bath with an electric shower over, a pedestal wash hand basin, and a wc.

Bedroom one is double in size, and has a window to the side.

Also double in size, bedroom two has a window to the rear, with views to the woodland beyond.

Completing the accommodation, bedroom three is single in size, and has a window to the front.

OUTSIDE

At the side of the property, the driveway provides off road parking for up to two vehicles.

A stepped pathway leads up from the driveway to the lawned front garden. There is a quarter height wall to the boundary, and gated access to the rear garden.

The tiered rear garden includes; a patio seating area, and a lawned area. Timber fence enclosed, the garden backs onto local woodland, and houses two useful brick coal/storage sheds (one of which is double in size, and has power and lighting connected).

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1708.70

Referral Arrangement Note

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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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