



66 Saxon Way,
Cotgrave, NG12 3NX

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Offered to the market with no upward chain, this semi detached family home provides accommodation arranged over two floors including: an entrance hallway, a living room, and a dining kitchen with patio doors opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from gas central heating, and UPVC double glazing, the property has a privately enclosed garden to the rear, plus a driveway and single garage providing off road parking for a number of vehicles at the front and side.

Situated in a popular position, in the sought after south Nottinghamshire village of Cotgrave, the property 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.

Viewing is highly recommended.

£199,950





ACCOMMODATION

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

The living has a window to the front, a feature electric fire set in a surround, and a door opening into the dining kitchen.

The dining kitchen has a matching range of wood wall, drawer and base units, roll edge work surfaces, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, plus a free standing electric cooker. The Ideal combination boiler is housed here, there is a useful under stairs pantry cupboard, ample space for a dining table and chairs, a window to the rear, and patio doors opening to the rear garden.

On reaching the first floor, the landing has a window to the side, a loft access hatch, and doors opening into all three bedrooms, and the bathroom.

The bathroom has a three piece suite in white comprising; a bath with an electric shower over, a pedestal wash hand basin, and a wc.

Bedroom one overlooks the front, bedroom two overlooks the rear.

Completing the accommodation, bedroom three could lend itself to use as a nursery or home office. Overlooking the front, this bedroom also has a useful over stairs wardrobe.

OUTSIDE

At the front of the property the tarmac driveway provides off road parking for up to two vehicles, and in turn gives access to the entrance door, and the SINGLE GARAGE (with an up and over door, and pedestrian access to the rear garden). The adjacent garden at the front is laid to lawn, with a central tree.

Timber fence enclosed, the attractive rear garden includes; a patio seating area, a shaped lawn, and well stocked beds and borders.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,993.48.

Referral Arrangement Note

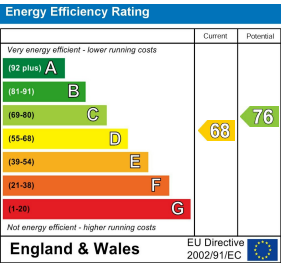
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