



23 Gripps Common,  
Cotgrave, NG12 3TF



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Thomas James are delighted to offer this semi detached family home to the market.

The property provides immaculately well presented accommodation arranged over two floors including; an entrance porch, a living room, and a dining kitchen with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to two double bedrooms, and a contemporary fitted bathroom.

Benefiting from UPVC double glazing, and gas central heating with a combination boiler, the property enjoys an enclosed garden to the rear, a further garden to the front, plus a driveway and single garage providing off road parking.

Situated in a pleasant cul-de-sac position, in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of excellent 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 transport links and main road routes to Nottingham and Leicester.

An ideal first time purchase, viewing is highly recommended!

£220,000





## ACCOMMODATION

The composite entrance door opens into the entrance porch. The entrance porch houses a meter cupboard, and has a door opening into the living room.

The living room has a window to the front (with made to measure slatted blinds), stairs rising to the first floor, and access through to the dining kitchen.

The dining kitchen has a range of matching wood effect wall, drawer and base units, tiled splash backs and 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 further under counter appliance, space for a tall fridge/freezer, plus a built in electric oven, and a four ring gas hob. There is a window (with a roller blind), ample space for a dining table and chairs, and French doors opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch (giving access to the partially boarded and fully insulated loft space, which houses the Viessmann combination boiler), and doors opening into both bedrooms, and the bathroom.

The bathroom is fully tiled, and has a contemporary three piece suite comprising; a panelled bath with a mains fed shower and a glazed screen over, and a vanity unit incorporating the wash hand basin, and the concealed flush wc. There is an opaque window to the side (with a white slatted blind), and a heated towel rail.

Bedroom one has a window to the front (with a made to measure white slatted blind), and a built in double cupboard.

Bedroom two has a window to the rear (with a made to measure white slatted blind).

## OUTSIDE

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

The tarmac at the side provides off road parking, and in turn gives access to the SINGLE GARAGE (with an up and over door, and a light connected). There is timber gated pedestrian access to the rear garden.

The rear garden includes; a block paved patio seating area, a shaped lawn, and a slate chipped seating area. Privately enclosed by timber screen fencing, the garden has an external tap, and an external light.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,993.48.

## 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.

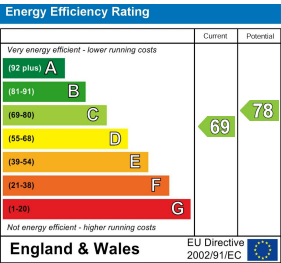


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## MONEY LAUNDERING

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