



20 Woodland Close,
Cotgrave, NG12 3QF

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This immaculately well presented mid terraced home provides accommodation arranged over two floors which includes an entrance hall, a living room, a modern fitted dining kitchen with French doors opening to the rear garden, and a wc on the ground floor, with the first floor landing giving access to three bedrooms and the family bathroom.

Benefiting from UPVC double glazing, and gas central heating with a combination boiler, the property has attractive landscaped gardens to the rear, further gardens to the front, plus a single garage (with a parking space in front), located in a block.

Situated in a sought after cul-de-sac in the village of Cotgrave, the property is within easy reach of excellent facilities including shops, schools, churches, a leisure centre and country park. Main road routes and local transport links provide access to Nottingham and Leicester.

Viewing is essential.

£179,950





Directions

Woodland Close can be located off Daleside, from Owthorpe Road, Cotgrave.

GROUND FLOOR ACCOMMODATION

Composite Entrance Door

Giving access to the:-

Entrance Hall

Tiled flooring, meter cupboard, stairs off to the first floor, radiator, ceiling light point, door to the:-

Living Room

UPVC double glazed bay window to the front elevation, radiator, ceiling light point and wall light points, laminate flooring, feature wall mounted electric fire, television aerial and sky connection point, glass panelled double doors opening to the:-

Dining Kitchen

Fitted with a range of wood effect wall, drawer and base units, wine rack, under cabinet lighting, roll edge work surfaces, inset one and a half bowl stainless steel sink unit with a mixer tap over, space and plumbing for both a washing machine and a slimline dishwasher, space for a tumble dryer, space for a fridge/freezer, integrated fan assisted electric oven, and a five ring gas hob with a stainless steel extractor hood over.

UPVC double glazed window to the rear elevation, two ceiling light points, laminate flooring, vertical radiator, door to the ground floor wc, UPVC double glazed French doors opening to the garden.

Ground Floor WC

Fitted with a concealed flush wc, and a wash hand basin with a vanity cupboard beneath.

Tiled flooring, under stairs storage cupboard, feature lighting with dimmer control.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Ceiling light point, airing cupboard with shelving, loft access hatch with a pull down ladder (to the partially boarded and insulated loft space above, with light and housing the Veissman combination boiler), doors to three bedrooms and the family bathroom.

Bedroom One

UPVC double glazed window to the front elevation, radiator, ceiling light point, fitted wardrobes, television aerial point.

Bedroom Two

UPVC double glazed window to the rear elevation, radiator, ceiling light point and fan, storage cupboard.

Bedroom Three

UPVC double glazed window to the front elevation, radiator, ceiling light point, over stairs wardrobe with drawers, USB ports.

Family Bathroom

Fitted with a three piece suite in white comprising a concealed flush wc, a wash hand basin, and a P-shaped bath with a mains fed shower with two heads plus body jets and a glazed shower screen over.

Opaque UPVC double glazed window to the rear elevation, plinth lighting on a sensor control, tiling to the splash backs, vinyl floor covering, shaver point, chrome heated towel rail, ceiling spot lights (on dimmer switch), wall mounted mirrored cabinet.

OUTSIDE

To the front of the property there is a lawned garden, with planted shrub beds and a pathway leading to the entrance door.

The landscaped rear garden includes a decked seating area, with an artificial lawned area beyond. Fully enclosed by timber screen fencing, the garden has an external tap with hot and cold feed.

There is gated access to the pathway which leads around the side back to the front.

Single Garage

Situated in a block. With an up and over door, and a parking space for one vehicle to the front.

Referral Arrangement Note

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DISCLAIMER NOTES

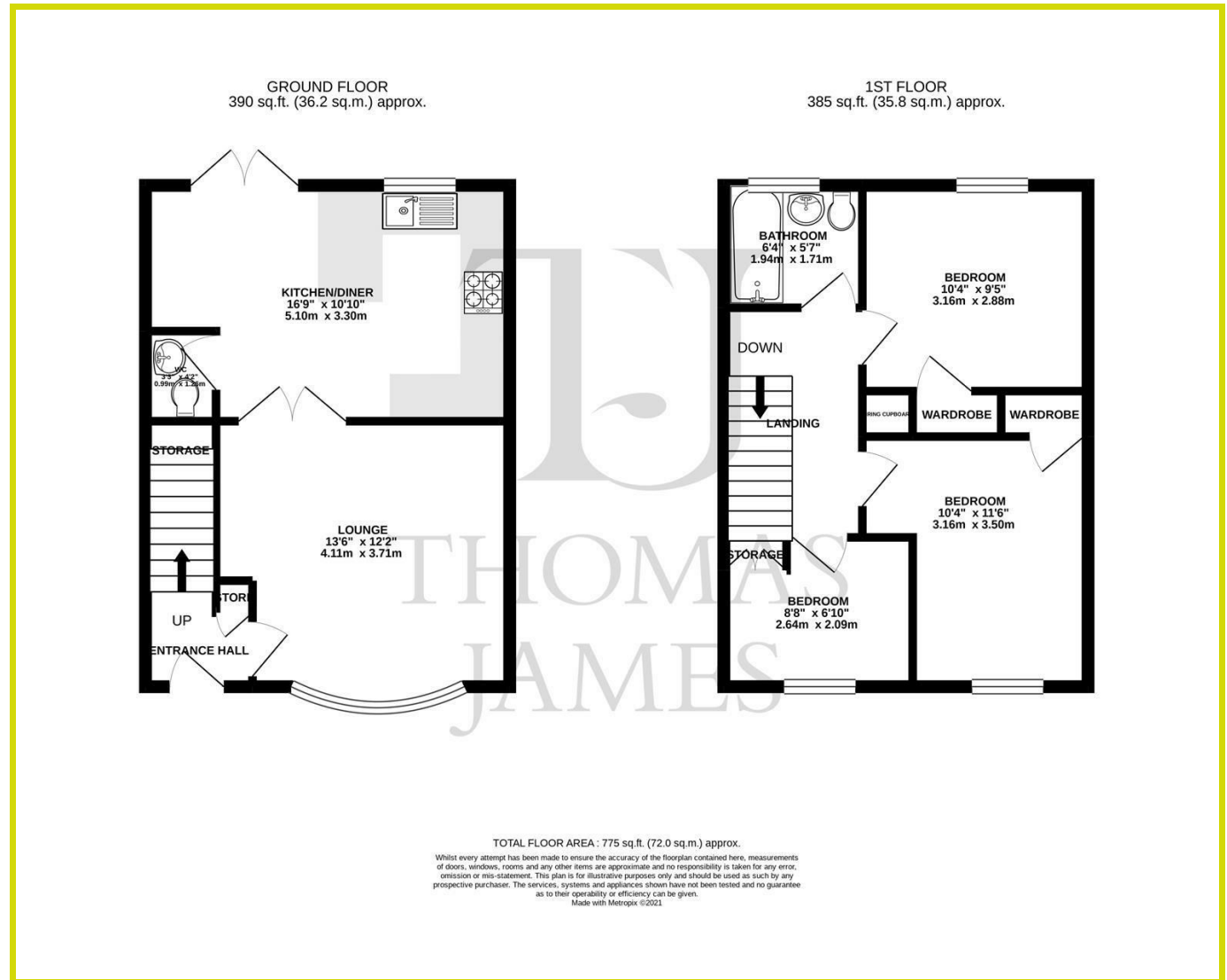
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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