



73 Nottingham Road,
Cropwell Bishop, NG12 3BA

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Thomas James are delighted to offer this spacious detached bungalow to the market.

The property provides well presented accommodation including an entrance porch, a welcoming entrance hall, an L-shaped living/dining room with patio doors opening to the rear garden, a fitted kitchen with a range of integrated appliances, two large double bedrooms (both with fitted furniture), and a family bathroom.

Benefiting from gas central heating (with a recently installed Worcester Bosch boiler and HIVE controls), UPVC double glazing, and a security alarm, the property occupies a large plot with a low maintenance enclosed garden to the rear, an attractive garden to the front, plus a substantial driveway and single garage providing off road parking for a number of cars. The garage also leads to a useful workshop.

The property is set in an idyllic position at the edge of the village of Cropwell Bishop, with views over paddock land at the side.

The sought after Vale of Belvoir village of Cropwell Bishop enjoys local amenities including a doctors surgery, a primary school, local shops and public houses, and a creamery. There is easy access to the A46 and A52, providing main road routes to Nottingham, Leicester and Grantham.

Viewing is essential.

£395,000





ACCOMMODATION

The composite entrance door opens to the entrance porch. A window overlooks the front from the porch, there is a feature porthole style window, and a door opening to the entrance hall.

The entrance hall has wood flooring, a large storage cupboard, a loft access hatch (to the insulated loft space above), and doors opening to the kitchen, the L-shaped living/dining room, the two double bedrooms, and the family bathroom.

The dual aspect L-shaped living/dining room has a bay window and further window to the front, a feature gas fire, and sliding patio doors opening to the rear garden.

Fitted with a range of wall, drawer and base units, with roll edge work surfaces over, the kitchen has integrated appliances including a washing machine, a dishwasher, a fridge/freezer, an electric fan oven, and a gas hob with an extractor hood over. The wall mounted Worcester Bosch boiler is housed in a cabinet here, there is a window overlooking the rear garden, and a UPVC stable style door opening out.

The main bedroom (converted from two original bedrooms), is dual aspect, with windows to the rear and side, and views over the paddock land. The second bedroom also has a window to the side, and both bedrooms have fitted bedroom furniture.

Completing the accommodation is the family bathroom, which is fully tiled, and fitted with a three piece suite.

OUTSIDE

To the front of the property there is a lawned garden, with shrubs and flower bed borders.

The substantial driveway at the side of the property provides off road parking, and in turn gives access to the entrance door, and the SINGLE GARAGE (with an electric up and over door, and a UPVC pedestrian door into the WORKSHOP, which has a UPVC window and a UPVC door opening to the rear garden).

The low maintenance south facing rear garden includes a patio seating area, slate chipped beds, and a lawn. With hedged and fenced boundaries, the garden has an external tap, an external light, and has views over the paddock land at the side.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,495.95.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants 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.

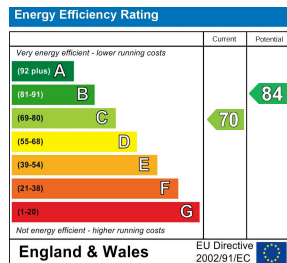


DISCLAIMER NOTES

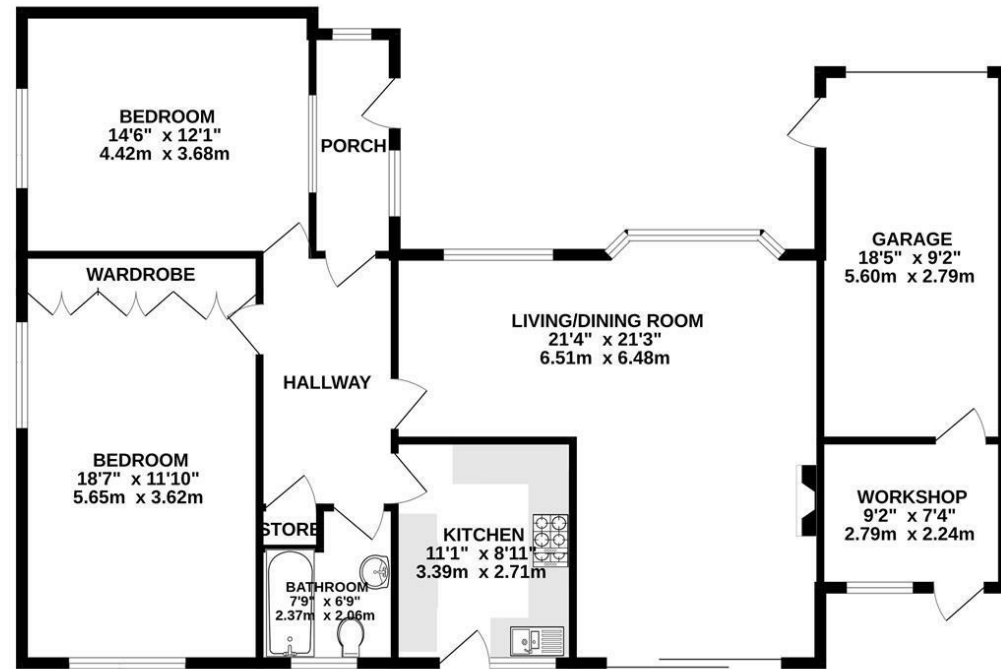
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MONEY LAUNDERING

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.



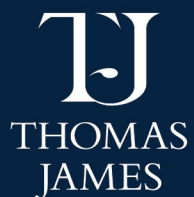
GROUND FLOOR 1272 sq.ft. (118.2 sq.m.) approx.



TOTAL FLOOR AREA: 1272 sq.ft. (118.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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