



Spring Cottage, 4 Morkinshire Lane,  
Cotgrave, NG12 3HJ

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\*\*\*\*GUIDE PRICE £750,000 TO £775,000\*\*\*\*

A unique opportunity to acquire a characterful cottage and a separate two bedroom detached bungalow which nestles in the peaceful garden offering the option for multi-generation living, or potential rental income.

Spring Cottage itself provides spacious and immaculately presented accommodation arranged over two floors which includes a reception hall, a living room with French doors opening to the garden, a breakfast kitchen with integrated appliances, a utility room, and a cloakroom/wc on the ground floor, with the first floor landing giving access to three double bedrooms (master with an en-suite bathroom), an office, and the family shower room.

The self contained bungalow has been reconfigured to provide well presented separate living accommodation, including a large living room, a breakfast kitchen with integrated appliances, two bedrooms, and a fitted wet room.

Both properties have been refurbished over recent years to a high quality throughout, with works having included rewiring, and newly installed central heating systems. The bungalow has emergency lighting, smoke and heat detectors, and a separate boiler and alarm. There are landscaped south facing gardens to the rear of the property, further gardens to the front, and electric double gated access to an extensive driveway and quad sized garage.

Guide Price £750,000 to £775,000



## Directions

Morkinshire Lane can be located off Main Road, Cotgrave.

## SPRING COTTAGE - GROUND FLOOR

### Entrance Door

Opening to the:-

### Reception Hall

UPVC double glazed window to the rear elevation, ceiling spot lights, radiator, feature fireplace with a brick surround and an inset wood burning stove (dual sided into the dining room), built in cupboards and shelving to the alcoves.

Stairs off to the first floor, under stairs OFFICE AREA (with built in shelving and cupboards), exposed beams to the ceiling, Karndean flooring, doors into the living room and the breakfast kitchen.

### Living Room

A dual aspect room with a UPVC double glazed window to the front elevation, two radiators, two ceiling light points, an fireplace with a wood burner and a brick surround and a timber mantle over, beams to the ceiling, television aerial connection points, and UPVC double glazed French doors opening to the rear garden.

### Dining Kitchen

KITCHEN AREA:- Fitted with a bespoke high quality range of Oak wall, drawer and base units, under and over cabinet lighting, granite work surfaces and matching upstands, one and a half bowl ceramic sink and drainer unit with a mixer tap and a separate Quooker instant boiling water tap over, plus a waste disposal unit.

Fitted with a vast range of integrated NEFF appliances include a dishwasher, a fridge/freezer, a wine fridge, a hide and slide fan assisted oven, a steam oven, a warming drawer, and a large induction hob with an extractor hood over.

UPVC double glazed window to the side elevation a further two UPVC double glazed windows to the front elevation, Karndean flooring, breakfast bar area, beams to the ceiling, open to the:-

DINING AREA:- feature light over the dining table area, radiator, beams to the ceiling.

### Rear Lobby

Radiator, ceiling light point, alarm control panel, Karndean flooring, doors into the utility room and the ground floor cloakroom/wc, UPVC door opening to the rear garden.

### Utility Room

Fitted with a range of Shaker style wall, drawer and base units in cream, tiling to the splash backs and roll edge wood work surfaces, one and a half bowl ceramic sink and drainer unit with a mixer tap, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer.

UPVC double glazed window to the side elevation, tiled flooring, ceiling spot lights, HIVE central heating control panel, newly installed central heating boiler.

### Ground Floor Cloakroom / WC

Fitted with a low flush wc, and a pedestal wash hand basin.

Opaque UPVC double glazed window to the side elevation, tiling to the splash backs, ceiling light point. Karndean flooring,

## SPRING COTTAGE - FIRST FLOOR

### First Floor Landing

Two UPVC double glazed windows to the front elevation, shelved airing cupboard housing the high pressure hot water cylinder, ceiling light point and ceiling spot lights, doors into three bedrooms, the study, and the family shower room.

### Bedroom Two

A dual aspect room with two UPVC double glazed window to the rear elevation, and a further UPVC double glazed window to the front elevation, ceiling light point, two radiators, television aerial connection point, and the original cast iron feature fireplace.

### Family Shower Room

Fitted with a shower enclosure, a low flush wc, and a square wash hand basin.

Opaque UPVC double glazed window to the rear elevation, tiling to the splash backs, shaver point, ceiling spot lights, radiator.

### Bedroom Three

UPVC double glazed windows to the front and side elevations, ceiling light point, radiator, television aerial connection point.

### Study

Fitted with a range of high quality Hammond office furniture. Electrically operated Velux window with a remote control blind and rain sensors, ceiling spot lights, vertical radiator, internet connection points.

### Bedroom One

UPVC double glazed windows to the rear and side elevations, ceiling light point, two radiators, fitted wardrobes, television aerial connection point, door to the:-

### En-Suite

Beautifully re-fitted with a contemporary four piece suite comprising a walk in double shower enclosure with a (mains fed) rainfall shower, a free standing bath, and a vanity unit incorporating the concealed flush wc, and the wash hand basin with a mixer tap.

Opaque UPVC double glazed window to the rear elevation, tiling to the walls, ceiling light point, radiator, wall mounted lighted and de-misting mirror, chrome heated towel rail, under floor heating.

## SELF CONTAINED BUNGALOW

### Entrance Door

At the side of the property, opening to the:-

### Breakfast Kitchen

Fitted with a range of wood wall, drawer and base units in cream, under cabinet





lighting, tiled splash backs and roll edge work surfaces, one and a half bowl ceramic sink and drainer unit with a mixer tap over. Built in appliances include a washing machine, a Bosch fan assisted electric oven, a Bosch microwave, and a Bosch electric hob with an extractor hood over.

UPVC double glazed windows to the front and side elevations, ceiling spot lights, laminate flooring, radiator, loft access hatch with a pull down ladder (to the partially boarded loft space above), open access to the:-

#### **Inner Hallway**

Giving access to two bedrooms, the living room, and the wet room.

#### **Wet Room**

Fitted with a wash hand basin with a vanity drawer beneath, a low flush, and a shower enclosure with a main fed Aqualisa shower with dual control panels.

Electrically operated Velux window to the rear pitch with a remote control blind and rain sensors, ceiling spot lights, extractor fan, chrome heated towel rail, fully tiled walls, wet room flooring.

#### **Bedroom One**

Electrically operated Velux window to the rear pitch with a remote control blind and rain sensors, ceiling light point, radiator, fitted wardrobes and matching bedside tables.

#### **Bedroom Two**

UPVC double glazed window to the front elevation (with fire escape fitting), ceiling light point, radiator.

#### **Living Room**

Two electrically operated Velux windows with a remote control blind and rain sensors, two vertical radiators, ceiling light point, wall mounted consumer unit, UPVC French doors opening to the front.

#### **OUTSIDE**

To the front of the property the attractive gardens include a well maintained lawn, flower and shrub beds, and a pathways leading to the entrance door, and the gated into the rear garden. There a low level walled boundary with gated access, a street lamp style external light, and a porch light.

The tarmac driveway at the side of the property is accessed via double electric gates, and provides off road parking for multiple vehicle, in turn giving access to the GARAGE. There is external lighting, CCTV and electric power points.

At the rear of the property there is a landscaped south facing garden with two patio seating areas (one with a bespoke timber pergola), a shaped lawn, flower and shrub beds, and established trees. The garden has an external tap and external lighting, and houses a large timber shed available under separate negotiation (with power, lighting and an alarm), and a wood store.

#### **Quad Garage**

Electric up and over door, ceiling strip lights, eaves storage, work bench and storage racking, Belfast sink with hot and cold water feeds, wall mounted

consumer unit, Worcester Bosch boiler (serving the bungalow), pedestrian door opening to the side.

#### **Council Tax Band**

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2024/2025 £3,526.15

#### **Location**

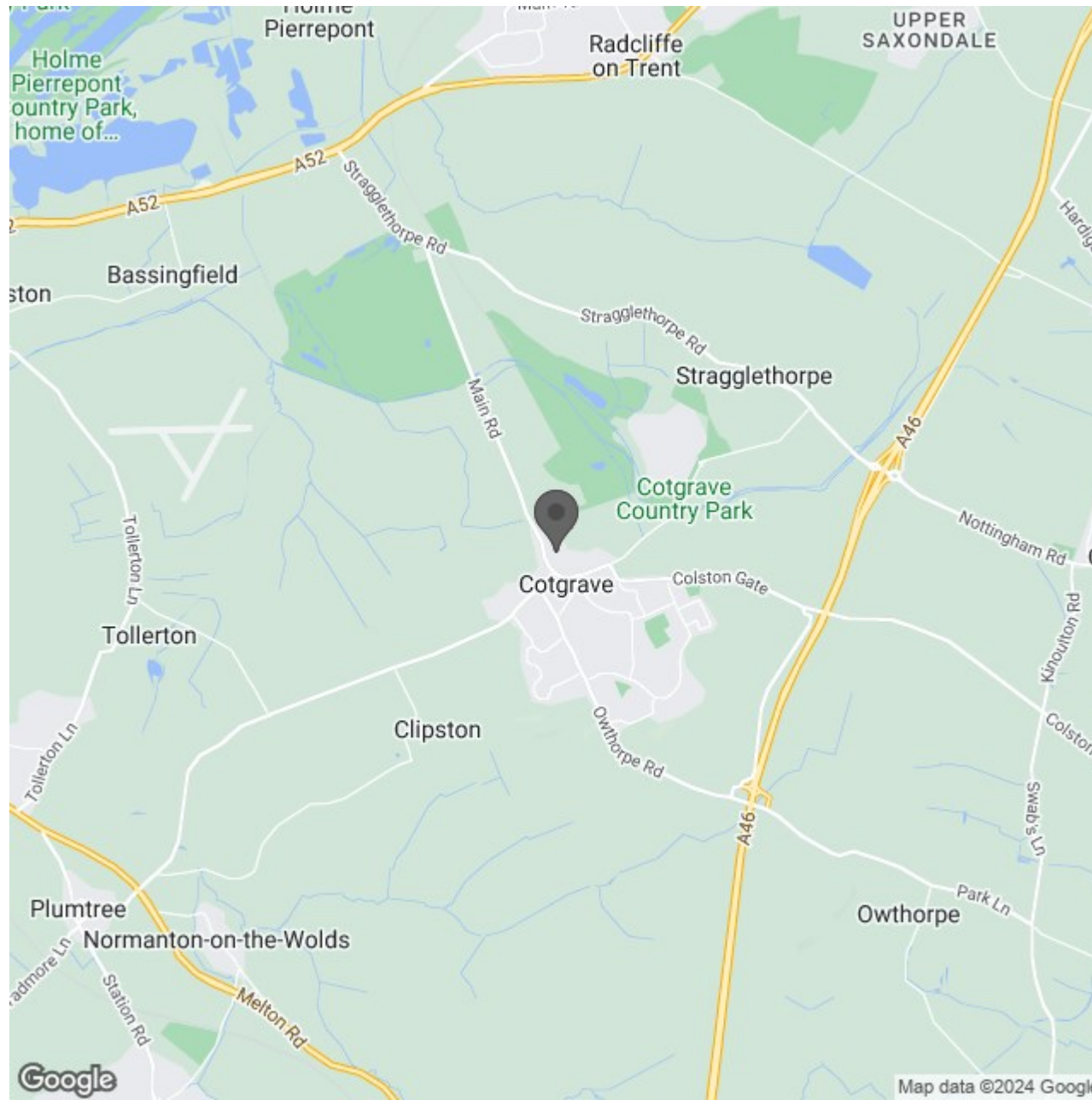
Situated in the heart of the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of an extensive range of local facilities including primary schools, a leisure centre with swimming pool, shops and churches, a state of the art doctors surgery and library hub, public houses, a country park and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

#### **Referral Arrangement Note**

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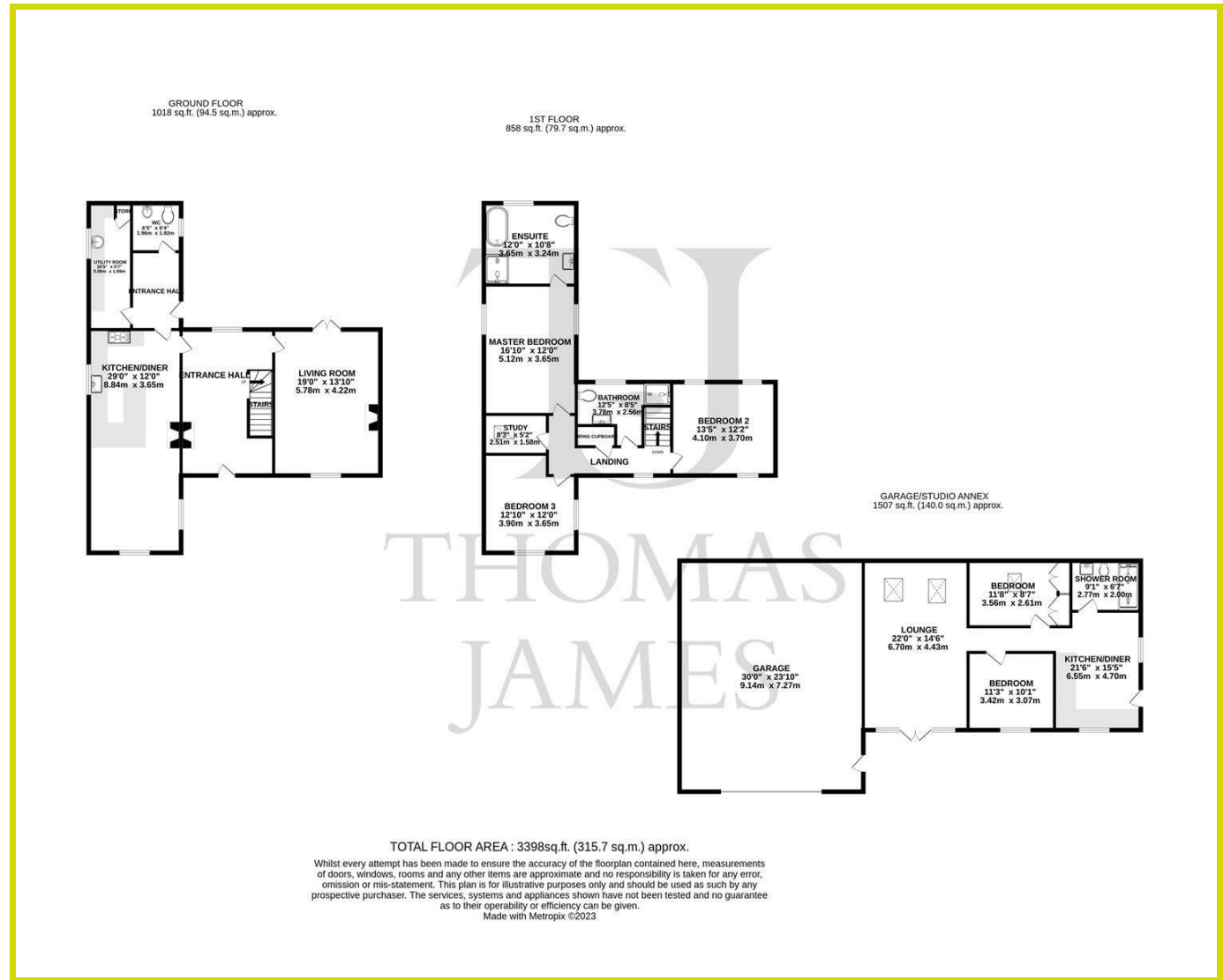
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## MONEY LAUNDERING

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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	79	69

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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