



26 Grassmere,  
Cotgrave, NG12 3LZ

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This well presented and appointed semi detached home offers spacious accommodation arranged over two floors including; an entrance hall, a living room, a dining kitchen and a utility room on the ground floor, with the first floor landing giving access to three bedrooms, a bathroom, and a separate wc.

Benefiting from UPVC double glazing, and gas central heating (with HIVE controls and a recently installed boiler), the property has a good size south east facing garden to the rear, plus a pebbled driveway and a detached single garage providing off road parking for a number of vehicles.

Occupying a pleasant position, in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of the 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 country park, and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Offered to the market with no upward. Viewing is recommended.

£225,000





### ACCOMMODATION

The UPVC entrance door (with decorative glazed panel), opens to the entrance porch, which gives open access to the entrance hall. From here, there are stairs off to the first floor, and doors into all of the ground floor rooms.

The dual aspect living room has windows to the front and rear, and a feature electric fire set in a surround.

Fitted with a range of matching wall, drawer and base units, with work surfaces over, the kitchen integrated appliances including a slimline dishwasher, a fridge/freezer, a fan oven, and a four ring hob. The wall mounted Worcester Bosch combination boiler is housed in a cabinet here, there is a window overlooking the garden, UPVC door opening out.

The utility room has further wall and base units, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and storage cupboard with shoe racks. There is also a low flush wc.

On reaching the first floor, the landing gives access to two double bedrooms, both overlooking the front, a single bedroom, which overlooks the rear, the bathroom a separate wc. The bathroom is fitted with a contemporary suite comprising a bath with a shower (with two heads) and a glazed screen over, a vanity unit with drawers and housing the wash hand basin, plus a mirrored cabinet.

### OUTSIDE

To the front of the property, the pebbled driveway provides off road parking. There is a pathway and a slope up to the entrance door.

The shared driveway at the side gives access to the SINGLE GARAGE (with an up and over door, and power and lighting connected). A timber gated leads into the rear garden.

The sizeable south east facing rear garden has a pebbled seating area, a lawned area, and planted flower beds. Fully enclosed with recently installed timber screen fencing, the garden has an external tap, an external light, and houses a brick built coal/storage shed.

### Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2024/2024 £1,627.45.

### Referral Arrangement Note

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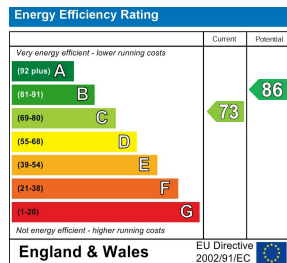


## DISCLAIMER NOTES

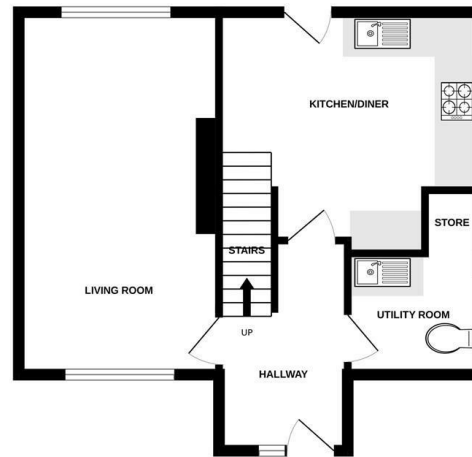
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## MONEY LAUNDERING

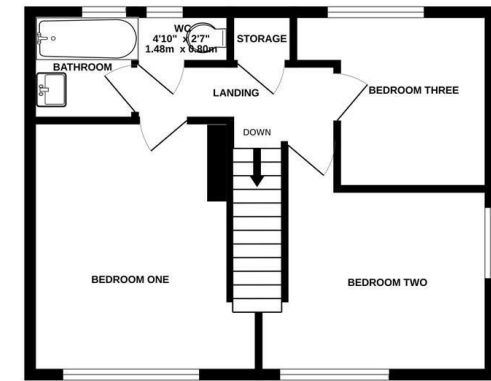
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GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 881 sq.ft. (81.8 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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