

HoldenCopley

PREPARE TO BE MOVED

Ringleas, Cotgrave, Nottinghamshire NG12 3NF

Guide Price £180,000 - £200,000

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GUIDE PRICE: £180,000 - £190,000

PERFECT FIRST-TIME BUY....

Nestled in the quiet and scenic location of Cotgrave, this well-maintained three-bedroom semi-detached house offers spacious and inviting living spaces, making it an ideal choice for first-time buyers or families. The property benefits from its proximity to local amenities, including Cotgrave Country Park, as well as convenient commuting links via the A46. The ground floor comprises an entrance hall leading to a generous living room, alongside an open-plan kitchen diner with a sliding patio door that opens out to the rear garden. Upstairs, you'll find three well-proportioned bedrooms, all serviced by a modern bathroom suite. Externally, the front offers a neatly lawned garden with access to a communal car park for off-road parking, while the rear boasts a private garden complete with a patio area, a brick-built outhouse, and a lawn, perfect for relaxing outdoors.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Private Garden With Patio Area
- Well-Maintained Throughout
- Communal Car-Park For Off-Road Parking
- Quiet Residential Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'0" x 11'2" (1.84m x 3.42m)

The entrance hall has vinyl flooring, carpeted stairs, a radiator, and a single UPVC door providing access into the accommodation.

Living Room

14'7" x 13'0" (4.45m x 3.97m)

The living room has a UPVC double-glazed bow window to the front elevation, vinyl flooring, coving to the ceiling, a TV point, and a radiator.

Kitchen Diner

10'0" x 20'11" (3.07m x 6.39m)

The kitchen has a range of fitted base and wall units with tiled worktops, a stainless steel sink with taps and drainer, space for a cooker with an extractor fan, space for a fridge freezer space and plumbing for a washing machine, space for a dining table, wood-effect flooring, a wall-mounted Worcester boiler, a radiator, a UPVC double-glazed window to the side and rear elevation, and a sliding patio door to access the garden.

FIRST FLOOR

Landing

6'7" x 8'6" (2.03m x 2.60m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Bedroom One

14'2" x 10'1" (4.32m x 3.08m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and an in-built cupboard.

Bedroom Two

14'0" x 11'0" (4.29m x 3.37m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Three

6'9" x 10'9" (2.06m x 3.29m)

The third bedroom has a UPVC double-glazed window to the front elevation, wooden flooring, coving to the ceiling, and a radiator.

Bathroom

5'5" x 8'2" (1.67m x 2.51m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead electric shower fixture and a shower screen, vinyl flooring, partially tiled walls, a chrome heated towel rail, a radiator, and dual-aspect UPVC double-glazed obscure windows to the side and rear elevation.

OUTSIDE

Front

To the front of the property is a lawned garden, gated access to the rear, and access to a communal car-park for off-road parking.

Rear

To the rear of the property is a private enclosed tiered garden with a patio area, courtesy lighting, a brick-built outhouse, steps leading up to a lawn, a patio pathway, various trees and shrubs, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Mostly 4G availability
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

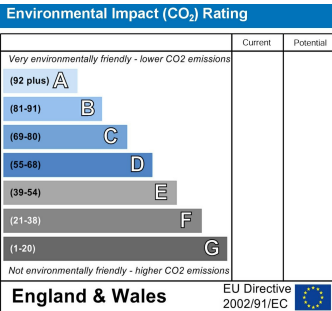
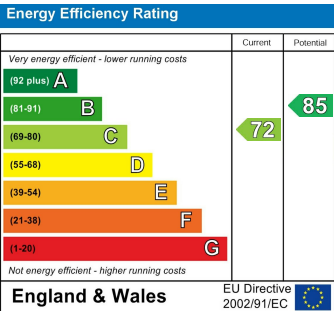
Council Tax Band Rating - Rushcliffe Borough Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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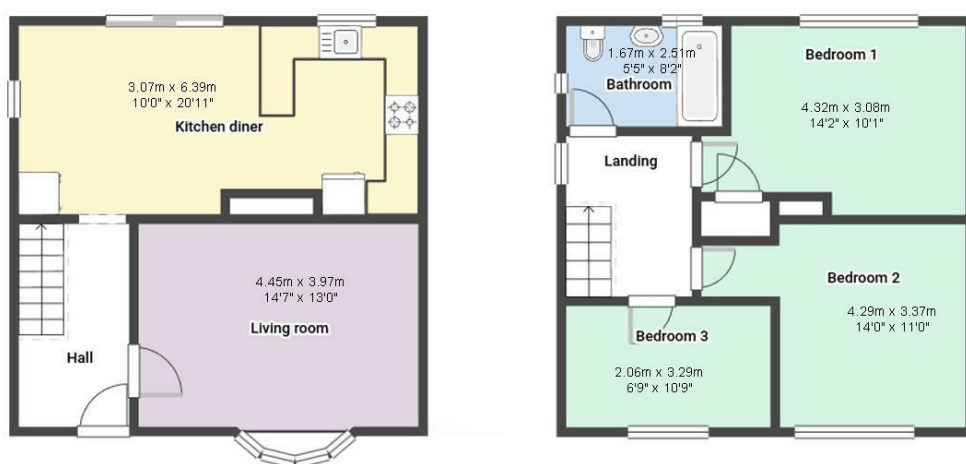
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Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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