

HoldenCopley

PREPARE TO BE MOVED

Bingham Road, Cotgrave, Nottinghamshire NG12 3JS

£450,000

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BEAUTIFUL DETACHED PERIOD COTTAGE WITH PLANNING APPROVED...

This charming three-bedroom detached cottage, dating back to the 1800's, offers spacious and beautifully presented accommodation that effortlessly blends character with comfort. Retaining 18th/19th-century features, the property is full of quirky charm and period touches. With stunning curb appeal and a postcard-perfect exterior, it's ideal for buyers looking to move straight in and enjoy village living at its best. Situated in the sought-after village of Cotgrave, the home is just a short distance from a range of local amenities including shops, excellent transport links, and well-regarded schools. Cotgrave also offers scenic countryside walks, and access to the popular Cotgrave Country Park. The ground floor comprises an entrance hall, a stylish shower room, a cosy sitting room, a separate dining room, a fitted kitchen, utility room, study, and a spacious living room. Upstairs, there are three well-proportioned bedrooms and a tastefully appointed bathroom featuring a freestanding roll-top bath. Outside, the property enjoys a lawned front garden, a driveway leading to a detached garage with an electric door, and a private enclosed rear garden with a paved patio, lawn, and a detached outbuilding that once served as a brewery—offering a unique and historic touch to this home.

Planning permission has been approved for a single-storey rear extension (REFERENCE NO: 22/00787/FUL) with Rushcliffe Borough Council. This permission is valid until July of this year, offering an exciting opportunity for future enhancement.

MUST BE VIEWED





- Detached Period Cottage
- Three Bedrooms
- Four Reception Rooms
- Well Appointed Fitted Kitchen
- Ground Floor Shower Room
- Bathroom Suite With Freestanding Roll Top Bath
- Off-Road Parking & Detached Garage
- Private Enclosed Rear Garden With Detached Outbuilding
- Sought After Village Location
- New Boiler





GROUND FLOOR

Entrance Hall

8'10" x 5'1" (2.70m x 1.57m)

The entrance hall has tiled flooring, an internal window and a single door providing access into the accommodation.

Shower Room

6'8" x 4'8" (2.05m x 1.44m)

The shower room has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan and a double-glazed obscure casement window to the front elevation.

Sitting Room

12'11" x 12'3" (3.94m x 3.75m)

The sitting room has double-glazed casement windows to the front and side elevations, painted wooden beams to the ceiling, wood-effect flooring, a radiator and a TV point.

Dining Room

8'1" x 11'8" (2.47m x 3.56m)

The dining room has wood-effect flooring, a radiator, space for a dining table, wall-mounted light fixtures and painted wooden beams to the ceiling.

Kitchen

13'0" x 7'5" (3.98m x 2.28m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a hob, space and plumbing for a dishwasher, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space for a fridge-freezer, tiled flooring, partially tiled walls, painted wooden beams to the ceiling, double-glazed casement windows to the side and rear elevation and a single door providing access out to the garden.

Utility Room

4'1" x 7'1" (1.27m x 2.16m)

The utility room has fitted base units with a worktop, space and plumbing for a washing machine and tumble dryer, tiled flooring, a wall-mounted boiler and a velux window to the ceiling.

Study

6'0" x 8'1" (1.84m x 2.48m)

The study has a double-glazed casement window to the rear elevation, wood-effect flooring and a radiator.

Living Room

12'10" x 12'3" (3.92m x 3.75m)

The living room has double-glazed casement windows to the side elevations, carpeted flooring, a radiator, a feature fireplace with a decorative surround, a built-in cupboard, a TV point, wall-mounted light fixtures and wooden beams to the ceiling.

FIRST FLOOR

Landing

The landing has carpeted flooring, a built-in cupboard, access into the loft and provides access to the first floor accommodation.

Master Bedroom

13'3" x 12'3" (4.05m x 3.74m)

The main bedroom has a double-glazed casement window to the side elevation, carpeted flooring, a radiator, a painted wooden beam to the ceiling and a built-in wardrobe with over the head cupboards.

Bedroom Two

12'4" x 13'3" (3.77m x 4.06m)

The second bedroom has double-glazed casement windows to the front and side elevations, carpeted flooring, a radiator and a built-in wardrobe.

Bedroom Three

6'5" x 8'2" (1.98m x 2.49m)

The third bedroom has a double-glazed window to the rear elevation, carpeted flooring, a radiator and a painted wooden beam to the ceiling.

Bathroom

8'0" x 7'7" (2.45m x 2.33m)

The bathroom has a low level flush W/C, a pedestal wash basin, a freestanding roll top bathtub with a hand-held shower, wood-effect flooring, a radiator, panelled walls, wall-mounted light fixtures, an electric shaving point, a double-glazed obscure window to the side elevation and a velux window to the rear elevation.

OUTSIDE

Front

To the front is a garden with a lawn and mature shrubs and a driveway leading to a detached garage.

Rear

To the rear is a private enclosed garden with a paved patio, a lawn, mature shrubs and trees and a detached outbuilding.

Garage

15'4" x 16'4" (4.68m x 5.00m)

The garage has an electric garage door, lighting and power points.

Outbuilding

13'10" x 18'5" (4.22m x 5.63m)

The outbuilding has windows, lighting, power points and a single wooden door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 330 Mbps & Highest upload speed at 50 Mbps

Phone Signal – All 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Very low flood risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

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.

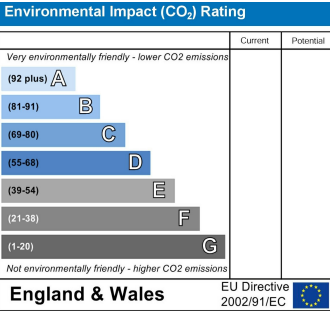
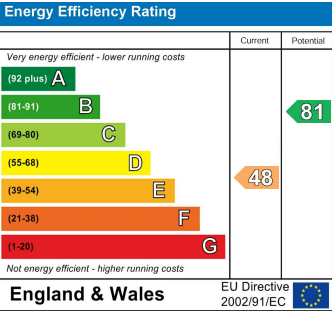
The vendor has advised the following:

Property Tenure is Freehold

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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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