



Smiths
your property experts

Hill Road

Gotham

- Well-presented, generous semi-detached home
- Situated on the edge of the village of Gotham
- Fully fitted kitchen and two reception rooms
- Lovely conservatory with views across the gardens
- Three bedrooms (two doubles) and a modern shower room
- Landscaped west-facing rear gardens
- Set back from the road behind a private driveway
- Scope to add further value

General Description

Smiths Property Experts offer to the market this well-presented and generous three-bedroom semi-detached home with off-road parking to the front and lawned west-facing private gardens to the rear. Situated on the edge of the highly regarded village of Gotham, the property offers a substantial living space and, in our opinion, is an excellent village home in good order with some scope to add further value should the eventual purchaser wish.





The Property

The property has a floor area of approximately 1,044 square feet, with gas central heating throughout. In brief, expect to find an entrance hall, a sitting room, a fully fitted kitchen opening into a dining room with a pantry cupboard, and to the rear is a lovely conservatory with views across the gardens. Upstairs, a central landing leads to three bedrooms (two generous doubles) and a modern shower room.

The Outside

Of note is the location, position, and aspect of the property. Set back from the road behind a private driveway with off-road parking and with access to the rear gardens on the right-hand side.

The gardens are notably private and west-facing, full of the afternoon sun. There are landscaped seating areas located to the immediate rear of the property and at the bottom of the garden, featuring central lawns, mature hedgerows along the borders, and various stocked flower beds. A timber shed as well as a useful brick-built store/workshop attached to the main house.





The Location

The village is home to several amenities, including a well-regarded public house, village shop, and primary school. There is a well-served bus route to Nottingham, as well as wonderful countryside walks. The neighbouring village of East Leake has a fantastic array of amenities, including Rushcliffe Golf Club.

Property Information

EPC Rating: D.

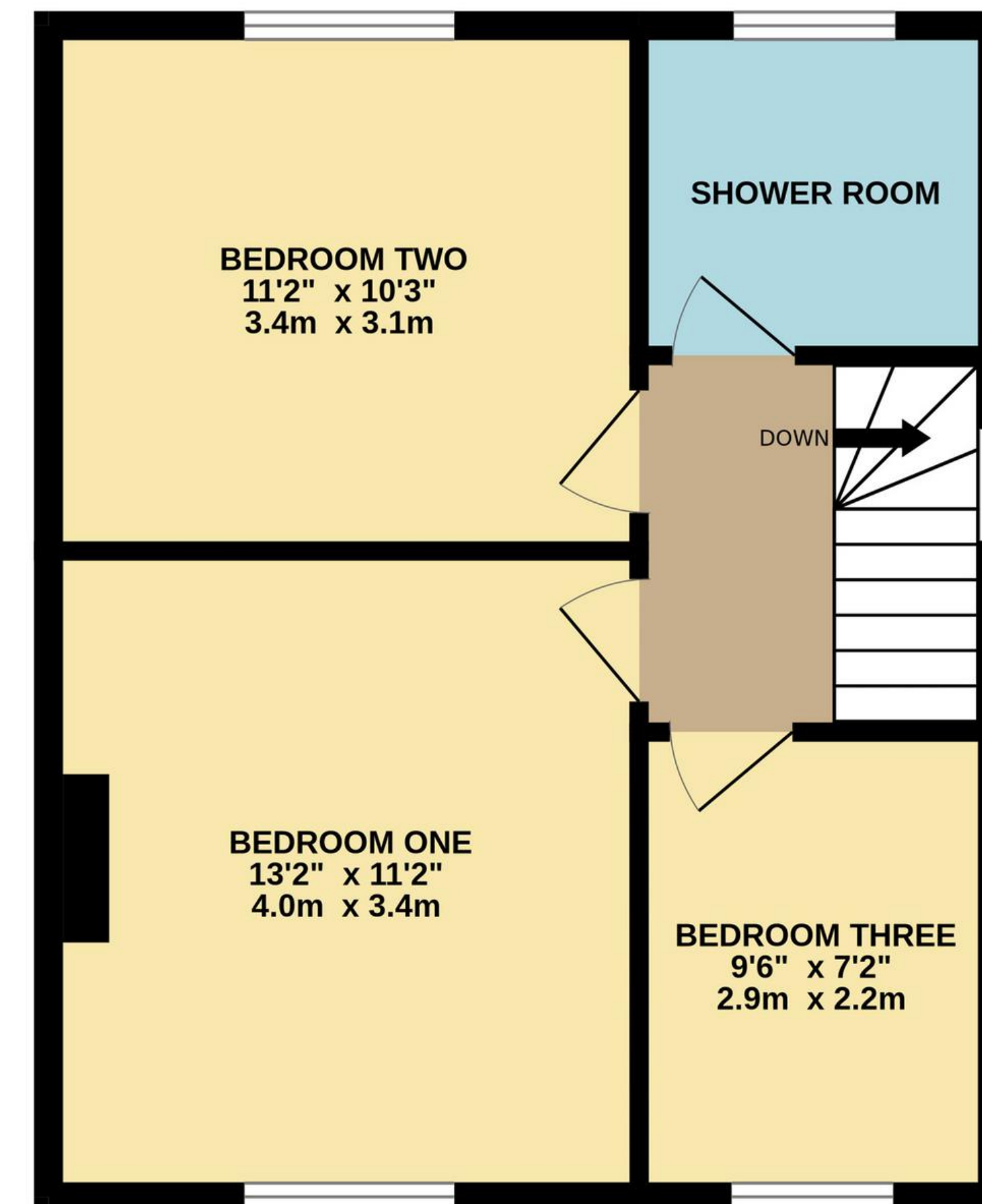
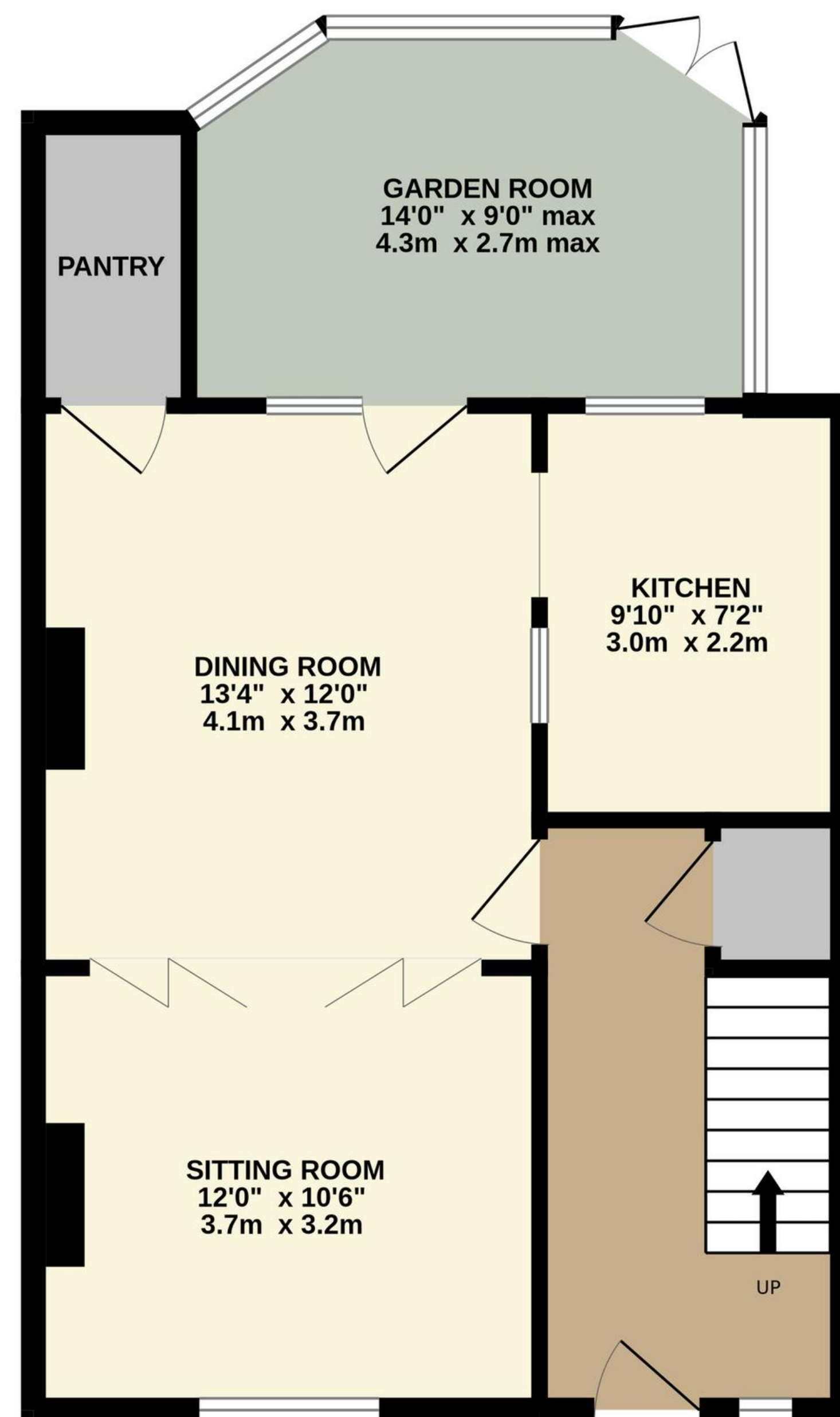
Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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