



4 Rectory Road, Cotgrave, Nottinghamshire,
NG12 3HU

Chain Free £275,000

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 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Bungalow
- Extended Main Reception
- Ample Off Road Parking & Garage
- Further Potential
- Viewing Highly Recommended
- 2 Double Bedrooms
- No Upward Chain
- Close To Local Amenities
- Some Modernisation Required

An opportunity to purchase a deceptive semi detached bungalow within this popular area of the village, positioned within walking distance of the wealth of local amenities making it ideal for those downsizing from larger dwellings and looking for a well placed single storey home.

The property offers two double bedrooms and a modern shower room as well as a generous main reception which has been extended to the rear to create a sitting/dining area which links out into the rear garden. In addition there is a fitted kitchen all leading off a well proportioned central hallway.

The property is likely to require a degree of modernisation but this provides a blank canvas for those wishing to place their own mark on a home and is offered to the market with no upward chain.

As well as the internal accommodation the property occupies a pleasant established plot, manageable for those downsizing from larger dwellings, having an open plan lawned frontage with an adjacent driveway, car port and garage providing off road car standing and, in turn, leading to a pleasant enclosed garden at the rear.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

COTGRAVE

Cotgrave has a wealth of amenities including primary school, a range of local shops and leisure centre, doctors surgery and is conveniently located for access to the cities of Nottingham and Leicester via the A46 and A52 with excellent road links to the A1 and M1.

A GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENCLOSED PORCH

4'7" x 5'10" (1.40m x 1.78m)

Having central heating radiator, coved ceiling and double glazed window to the front. An arched open doorway leads through into:

MAIN L SHAPED ENTRANCE HALL

11'8" x 7'5" max (3.56m x 2.26m max)

An L shaped entrance hall having built in airing cupboard which also houses the gas central

heating boiler, storage cupboard above, access to loft space above and, in turn, further doors leading to:

SITTING/DINING ROOM

18'6" x 15'6" max (5.64m x 4.72m max)

A well proportioned reception having a dual aspect with double glazed window to the side and French doors into the garden at the rear. The focal point to the room is a feature fireplace with pine surround and mantel and raised quarry tiled hearth with inset electric fire. The room is large enough to accommodate both a living and dining area and provides a well proportioned reception.

KITCHEN

10'11" x 9'6" (3.33m x 2.90m)

Having a pleasant aspect into the rear garden and although likely to require a programme of modernisation is fitted with a generous range of more than useable wall, base and drawer units, having a U shaped configuration of laminate work surfaces, inset stainless steel sink and drain unit, plumbing for washing machine, space for under counter appliance, built in cloaks cupboard, window at the rear and exterior door to the side.

RETURNING TO THE MAIN ENTRANCE HALL FURTHER DOORS, IN TURN, LEAD TO:

BEDROOM 1

10'2" x 11' (3.10m x 3.35m)

A double bedroom having an aspect to the front with fitted wardrobes with overhead storage cupboard and double glazed window.

BEDROOM 2

10'8" x 9'5" (3.25m x 2.87m)

Again a double bedroom having an aspect to the front, built in wardrobes and overhead storage cupboards as well as matching side table and drawer units, and double glazed window to the front.

SHOWER ROOM

7' x 5'10" max (2.13m x 1.78m max)

An L shaped shower room having a relatively modern suite comprising quadrant shower enclosure with curved sliding doors and wall mounted Mira Sport electric shower, a run of vanity units providing useful storage, WC with concealed cistern and vanity surface over with inset tear drop washbasin, fully tiled walls, contemporary towel radiator and double glazed window.

EXTERIOR

The property occupies a pleasant and convenient position within walking distance of the heart of the village and its wealth of amenities. The property is set back behind an open plan frontage which is mainly laid to lawn with an adjacent driveway providing off road car standing. The driveway, in turn, continues through a pair of timber gates onto a further driveway beneath a covered car port providing additional off road car standing and, in turn,

leading to a brick built garage. A timber courtesy gate gives access into the rear garden which has an initial paved terrace leading onto a lawn, established borders with a range of shrubs and useful aluminium framed greenhouse tucked away behind the garage.

GARAGE

17' x 11' (5.18m x 3.35m)

Having up and over door and double glazed window to the side.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band B

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity, gas, drainage and water (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>







Floorplan to follow



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

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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