



58 Nottingham Road,
Gotham, NG11 0HG

TJ
THOMAS
JAMES

58 Nottingham Road, Gotham, NG11 0HG

**** NO UPWARD CHAIN ****

This period DETACHED property is deceptively spacious and has been extended and updated to create a comfortable and welcoming family home.

The property offers versatile and well presented accommodation including 3 reception rooms, spacious open plan Kitchen/Dining/Family room, 4 double bedrooms (Master en-Suite) and a family bathroom, all fitted with gas central heating.

The property also has enclosed gardens to the rear and a driveway and a double garage with off-road parking. Situated in the well-known village of Gotham the property is close to peaceful countryside walks and a wide range of amenities including shop including a post office, schools, and several public houses,

Main road routes provide access to Nottingham, Derby, Leicester and the nearby East Midlands Parkway station makes it easy to commute to London from. The nearby East Midlands airport caters for both domestic and international flights.

VIEWING IS HIGHLY RECOMMENDED

Offers Over £450,000





ACCOMMODATION

The well presented property provides versatile accommodation that will easily suit the needs of a busy family. The property boasts many original features.

On the ground floor, there are two reception rooms, plus a separate dining room, with French doors onto the courtyard. The open plan kitchen/dining/family room, with exposed beams, is a large L-shaped room with a country style kitchen area, and a Range cooker (by separate negotiation) set into the original fireplace. A useful utility room, and cloakroom/wc complete the ground floor accommodation.

To the first floor there are four double bedrooms, the master with feature LED lighting throughout, and a superb en-suite shower room, plus a modern, newly fitted family bathroom.

OUTSIDE

Gates give access to the driveway, and DETACHED DOUBLE GARAGE provide off road parking for a number of vehicles.

At the rear of the property, the garden is laid mainly to lawn, with a walled boundary. Pedestrian access to the double garage.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2023/2024 £2,299.82.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

Agent Note

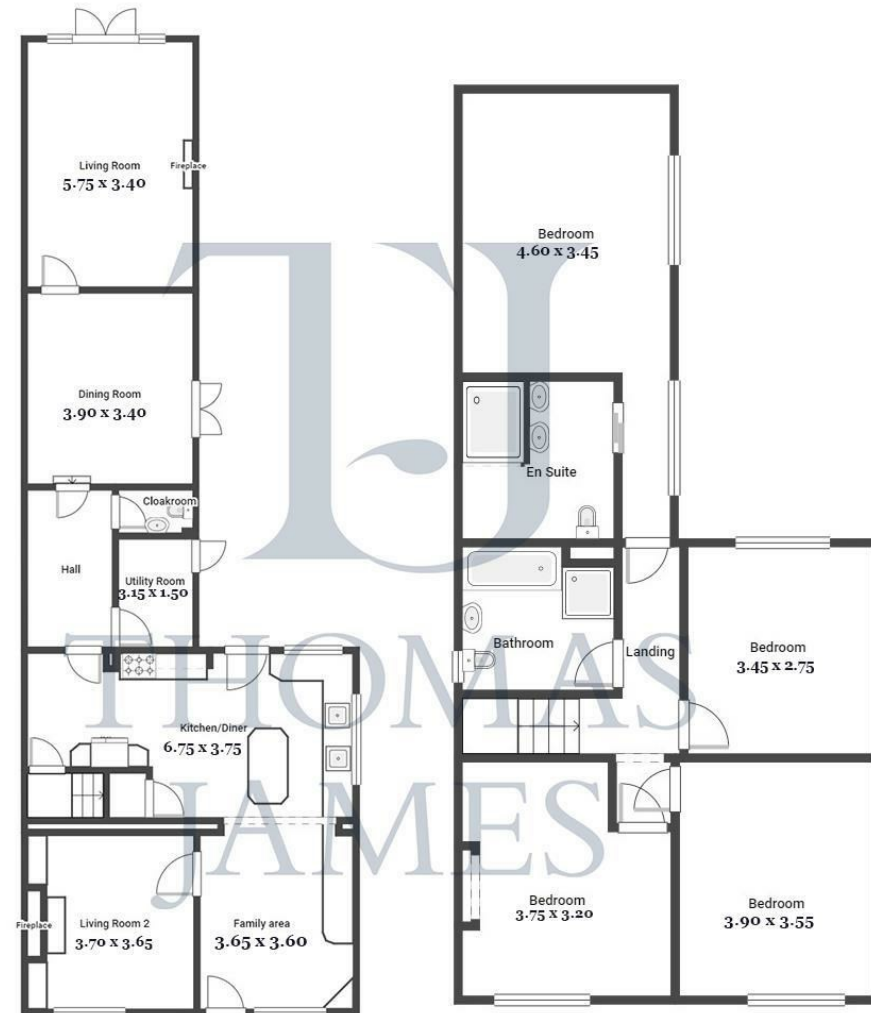
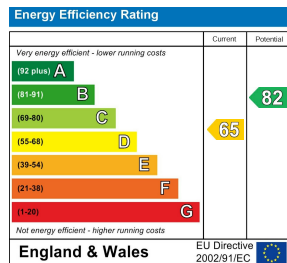
Thomas James has been made aware that the lounge and garage roofs do contain asbestos. Please call for further information.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



TJ
THOMAS
JAMES

Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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.

