



1 Holland Close,  
Gotham, NG11 0JA

TJ  
THOMAS  
JAMES



# 1 Holland Close, Gotham, NG11 0JA

\*\*\*\* Guide Price £350,000 - £375,000 \*\*\*\*

This detached bungalow, situated on a corner plot, provides spacious accommodation including; an entrance hall, a lounge, a breakfast kitchen, a conservatory overlooking the garden, two bedrooms (both with built in wardrobes), and a fitted four piece shower room.

Benefiting from gas central heating and double glazing, the property occupies a generous plot, with gardens to three sides, shed, plus a driveway and single garage providing off road parking.

Situated in the popular South Nottinghamshire village of Gotham, the property is within easy reach of East Midlands Airport, the M1 motorway and East Midlands Parkway train station. Surrounded by attractive countryside, Gotham itself enjoys a wealth of local facilities, and excellent transport links.

Offered to the market with no upward chain.

Viewing is highly recommended.

Guide Price £350,000







## ACCOMMODATION

The open porchway gives access to the UPVC double glazed entrance door (with glazed side panels), which opens to the entrance hallway.

The entrance hallway has two radiators, an internal bay window overlooking the lounge, and doors into the lounge, the breakfast kitchen, both bedrooms, and the shower room.

The lounge has a bay window to the front, a further window to the side, a radiator, a ceiling light point, and an electric fire set in a marble effect surround.

The breakfast kitchen has a range of wall, drawer and base units. There is a stainless steel sink and drainer unit with a mixer tap over, space for a fridge, space for a freezer, and space for a cooker. A window overlooks the rear garden, a further window overlooks the side, there is space for a table and chairs, tiled flooring, and a door opening to the garden.

The shower room has a shower cubicle with a rainfall shower, a wash hand basin set in a vanity unit, a bidet, and a low flush wc. There is a window to the rear, tiled flooring, a heated towel rail, a storage cupboard, and a medicine cabinet.

Bedroom one has a window to the front, a radiator, a ceiling light point, and a range of built in wardrobes with shelving and sliding doors.

Bedroom two has a radiator, a ceiling light point, a range of built in wardrobes (two with mirrored doors), and French doors which open to the conservatory.

Finally, the conservatory is of UPVC construction, with a pitched roof, has tiled flooring, two radiators, and a door opening to the rear garden.

(The combination boiler is housed in the loft).

## OUTSIDE

At the front of the property there is a lawned garden, a low maintenance graveled bed, and planted shrubs. A tiled pathway leads to the entrance, and a further pathway makes its way around the property.

There are lawns, with low hedged boundaries to the side, and access to the rear.

The rear garden includes; two patio seating areas, a lawned area, and mature shrubs. There is an external light, a water butt, and access from the garden to a "Man Cave".

There is a driveway providing off road parking, and in turn giving access to the SINGLE GARAGE (with an up and over door, and a pedestrian door opening to the rear garden).

## Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,403.43.

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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.

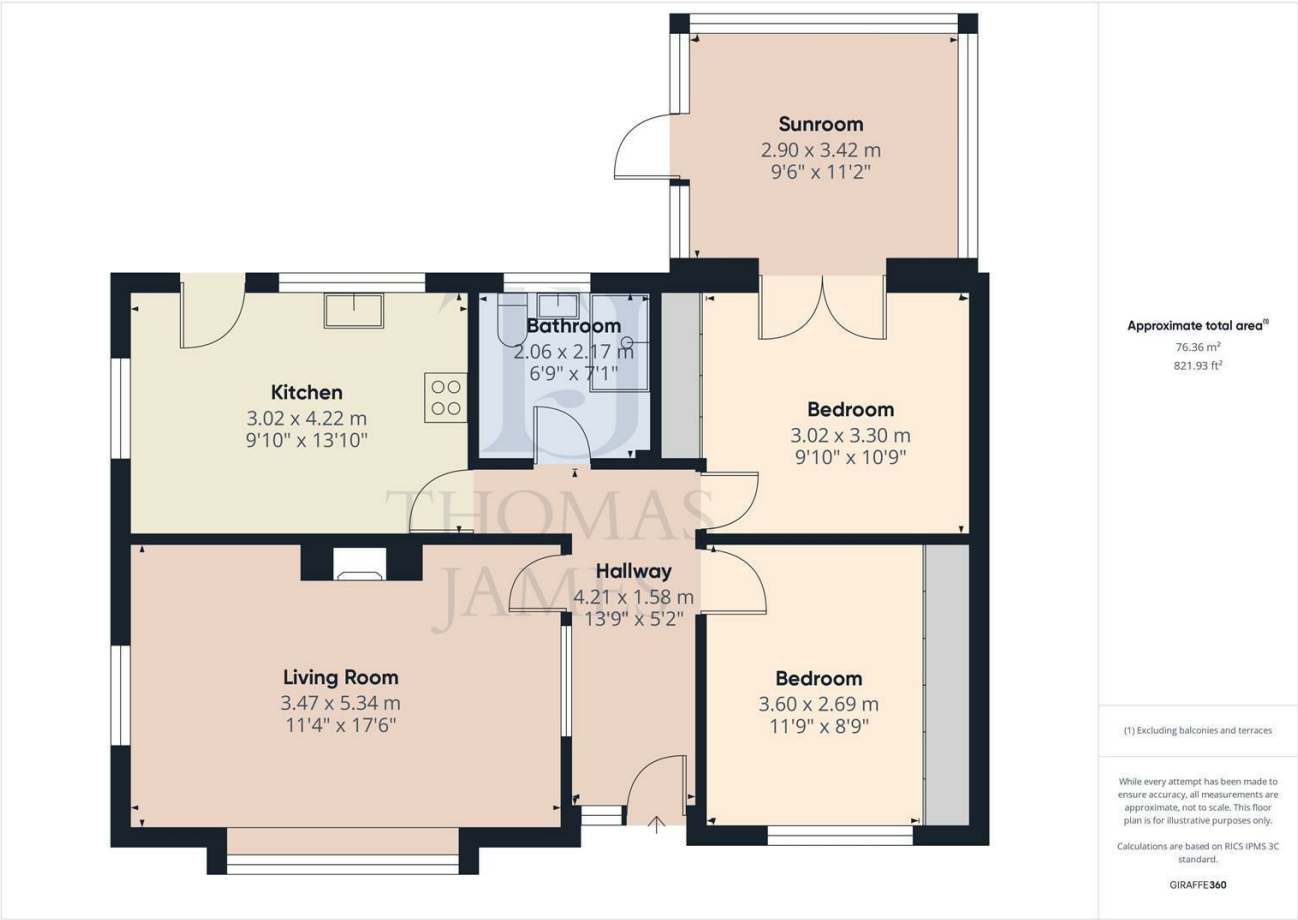
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## MONEY LAUNDERING

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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