



8 Kegworth Road,  
Gotham, NG11 0JS



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This detached bungalow provides immaculately well presented accommodation including: an entrance hall, a spacious lounge/dining room with French doors opening to the garden, a kitchen, three bedrooms (one with an en-suite shower room), plus a family bathroom.

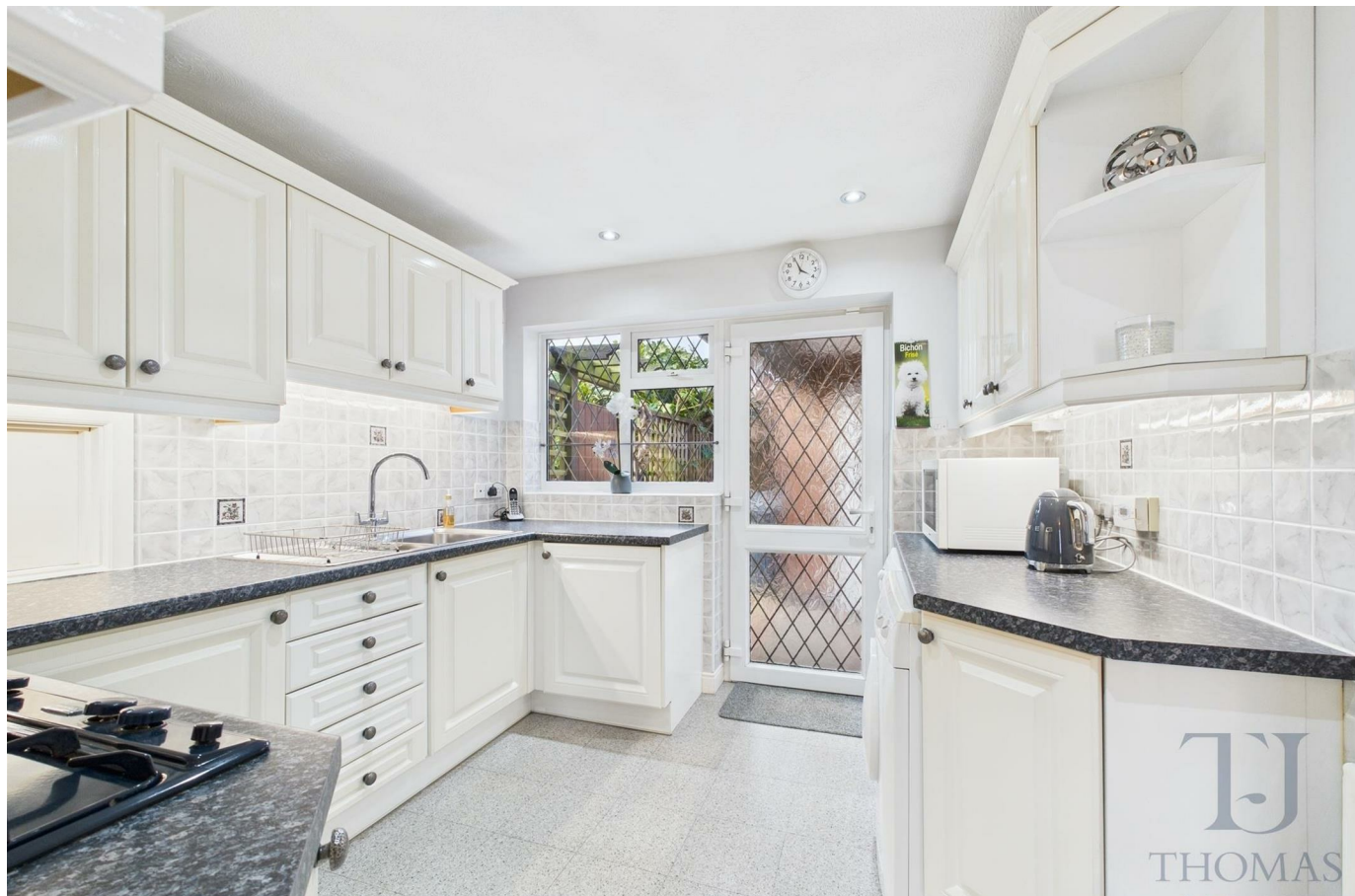
Benefitting from gas central heating and double glazing, the property has attractive gardens to three sides, plus a block paved driveway and a garage providing off road parking for a number of vehicles.

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 £400,000







## ACCOMMODATION

The UPVC entrance door opens to the entrance hall. The entrance hall has coving, two ceiling light points, a radiator, a loft hatch, a cloaks cupboard, and doors into all of the rooms.

Bedrooms two and three both have a window to the front, a ceiling light point, and a radiator.

Bedroom one has a window to the side, a radiator, a ceiling light point, a dressing table, a range of built in wardrobes with top boxes and mirrored doors, and a door into the en-suite shower room. The en-suite shower room is fitted with a shower cubicle, a wash hand basin with a mixer tap over, and a low flush wc. There is a window to the side, a radiator, a ceiling light point, tiling to the walls, and Amtico flooring.

The family bathroom is fitted with a bath with a shower attachment over, a wash hand basin with a mixer tap over, and a low flush wc. There is tiling to the walls, Amtico flooring, a window to the side, a radiator, a ceiling light point, a wall mounted mirror, a medicine cabinet, and a built in airing cupboard.

The kitchen has a range of wall, drawer and base units, with under cabinet lighting and roll edge work surfaces, a one and a half bowl sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a dryer, plus a built in dishwasher, built in fridge, a Stoves double oven, and a Stoves gas hob with an extractor hood over. There is a window to the side, a serving hatch to the lounge/dining room, a radiator, Amtico flooring, part tiled walls, spot lighting, and a side door opening to the car port.

The lounge/dining room has windows to the side and rear, coving, a gas fire set in a brick fireplace, three radiators, two ceiling light points, and French doors opening to the garden. These doors benefit from a sun canopy.

## OUTSIDE

The block paved driveway (accessed by Home Farm Close) provides off road parking for a number of vehicles, and in turn gives access to the CAR PORT (external lighting) and GARAGE (with an up and over door, and storage space). There are two gated access points to the rear garden.

The well maintained good size gardens are on three sides of the property. The front garden is mainly to lawn with mature flower beds.

The south facing fully enclosed rear garden has a large lawned area and includes patio seating areas, and many mature shrubs. The garden has an external tap.

## Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,515.70.

## Referral Arrangement Note

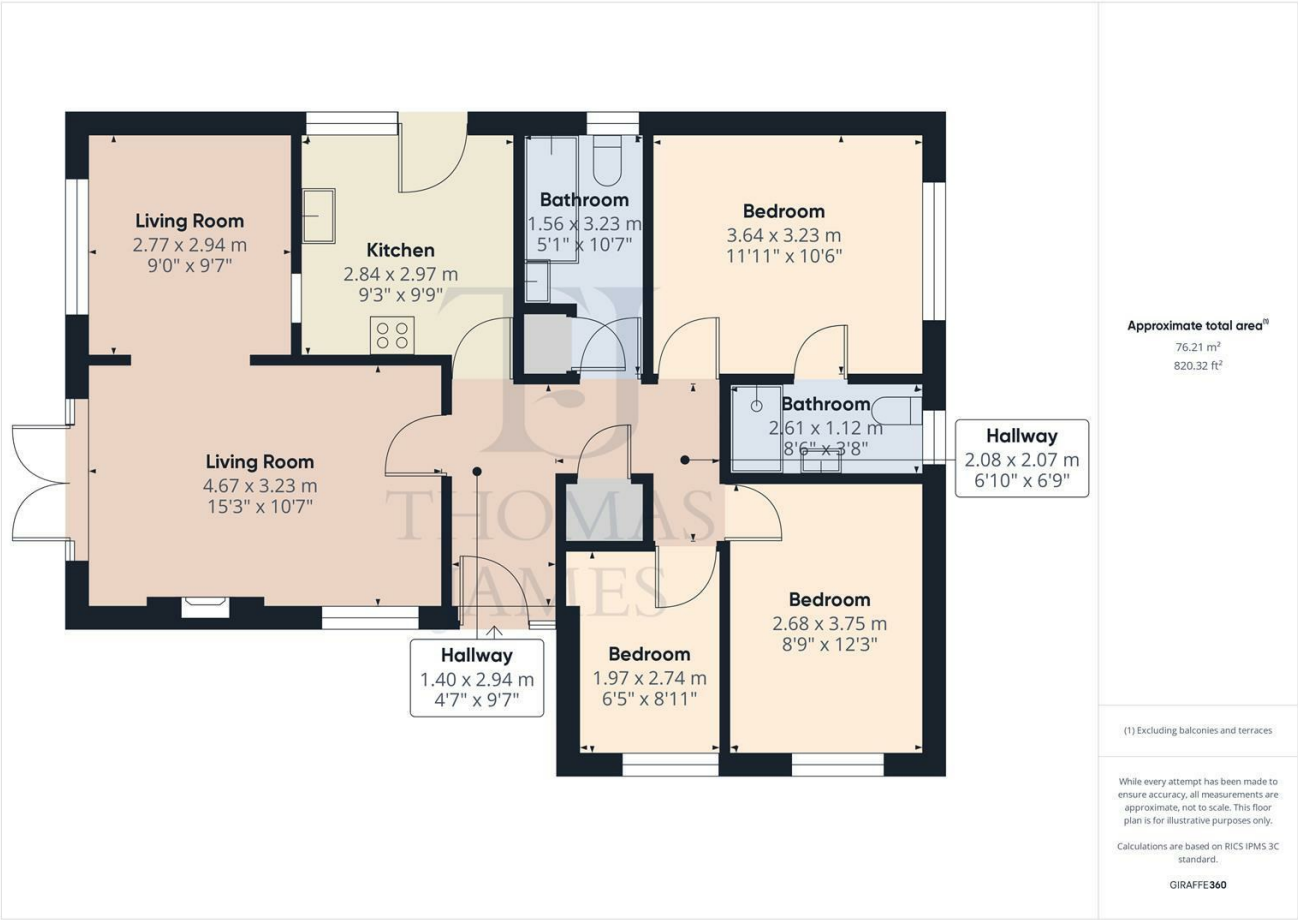
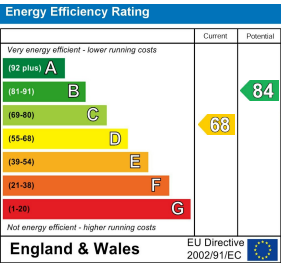
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