



2 Truman Close,  
Costock, LE12 6YP



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\*\*\*\* GUIDE PRICE £675,000 - £685,000 \*\*\*\*

This beautiful detached family home provides immaculately well presented accommodation arranged over three floors including: an entrance hall, a dual aspect lounge with French doors opening to the rear garden, a dining room, a bright kitchen/diner with a range of integrated appliances, a utility room, and a wc on the ground floor, three bedrooms (one with a dressing room and an en-suite shower room), and a bathroom on the first floor, and two further bedrooms and a shower room on the second floor.

Benefiting from double glazing, under floor heating to ground floor (with each room having a dedicated thermostat), and gas central heating to the first and second floors, the property has a low maintenance enclosed garden to the rear, a further garden to the front, plus a gated driveway and a double garage providing off road parking for a number of vehicles.

Situated in the popular Rushcliffe village of Costock, the property is within easy reach of local facilities, and main road routes to nearby East Leake, Keyworth, Ruddington, Nottingham, and Loughborough.

Viewing is essential!

## Guide Price £675,000







## ACCOMMODATION

The wooden entrance door opens to the entrance hall. The entrance hall has stairs off to the first floor, an under stairs store cupboard (with lighting, and housing controls for the under floor heating), two ceiling light points, and doors into the lounge, the dining room, the kitchen/diner, and the ground floor wc.

The dual aspect lounge has a window to the front, a door opening to the kitchen/diner, two ceiling light points, a radiator, and French doors opening to the rear garden.

The dining room has a window to the front, and a ceiling light point.

The ground floor wc is fitted with a low flush wc, and a wall mounted wash hand basin. There is a ceiling light point, and an extractor fan.

Fitted with wall, larder and base units, and Corian work surfaces, the kitchen/diner has sink and drainer unit with a mixer tap over, and a range of integrated appliances including; a dishwasher, a fridge/freezer, and a double oven. There is a large central island unit, a window to the rear, spot lights, a lantern light, a door into the utility room, and French door opening to the rear garden.

The utility room has base units with roll edge work surfaces over, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and space for a dryer. The wall mounted Logic combination boiler is housed here, there is a ceiling light point, an extractor fan, and a door opening to the driveway.

On reaching the first floor, the landing has a window to the front, stairs off to the second floor, a storage cupboard, two ceiling light points, a radiator, and doors opening into three bedrooms, and the family bathroom.

The family bathroom is fully tiled and fitted with; a panelled bath with a shower and glazed screen over, a low flush wc, and a wall mounted wash hand basin. There is a window to the rear, a heated towel rail, an extractor fan, and spot lights.

Bedroom five has a window to the rear, a radiator, and a ceiling light point.

Bedroom four (currently used as a walk in wardrobe) has a window to the front, a radiator, and a ceiling light point.

Bedroom one has a window to the front, a radiator, a ceiling light point, and access to the DRESSING ROOM (which has built in drawers, built in wardrobes with sliding doors, a window to the rear, a radiator, and a door to the en-suite shower room). The en-suite shower room is fully tiled and fitted with; a double shower enclosure with a rainfall shower and glazed screen, a wall mounted wash hand basin with a vanity unit beneath, and a low flush wc. There is a window to the rear, and spot lights.

The second floor landing has a Velux window, a radiator, a ceiling light point, and doors into two further bedrooms, and a shower room.

Bedroom two has a window to the front, a Velux window, a radiator, laminate flooring, and a loft access hatch.

Bedroom three has a window to the front, and a ceiling light point.

Completing the accommodation, the shower room is fully tiled and fitted with; a shower cubicle with a glazed screen, a wall mounted wash hand basin, and a low flush wc. There is a Velux window, an extractor fan, spot lights, and a heated towel rail.

## OUTSIDE

At the front of the property there is wrought iron gated access to the driveway, which provides off road parking for a number of vehicles, and in turn gives access to the DOUBLE GARAGE (with an electric double roller door, power and lighting, and a pedestrian door opening to the rear garden). A pathway leads to the entrance door. The adjacent garden has hedged and wrought iron fenced boundaries, and is laid to attractive planted shrub beds.

Enclosed by walled and fenced boundaries, the rear garden includes a decked seating area and an artificial lawn.

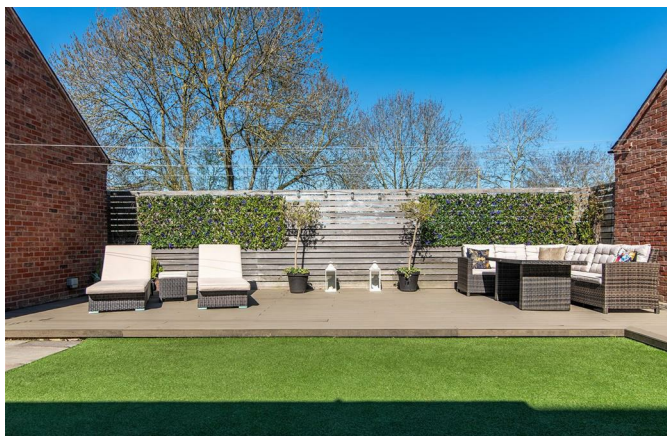
## Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,634.22.

## 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.



## DISCLAIMER NOTES

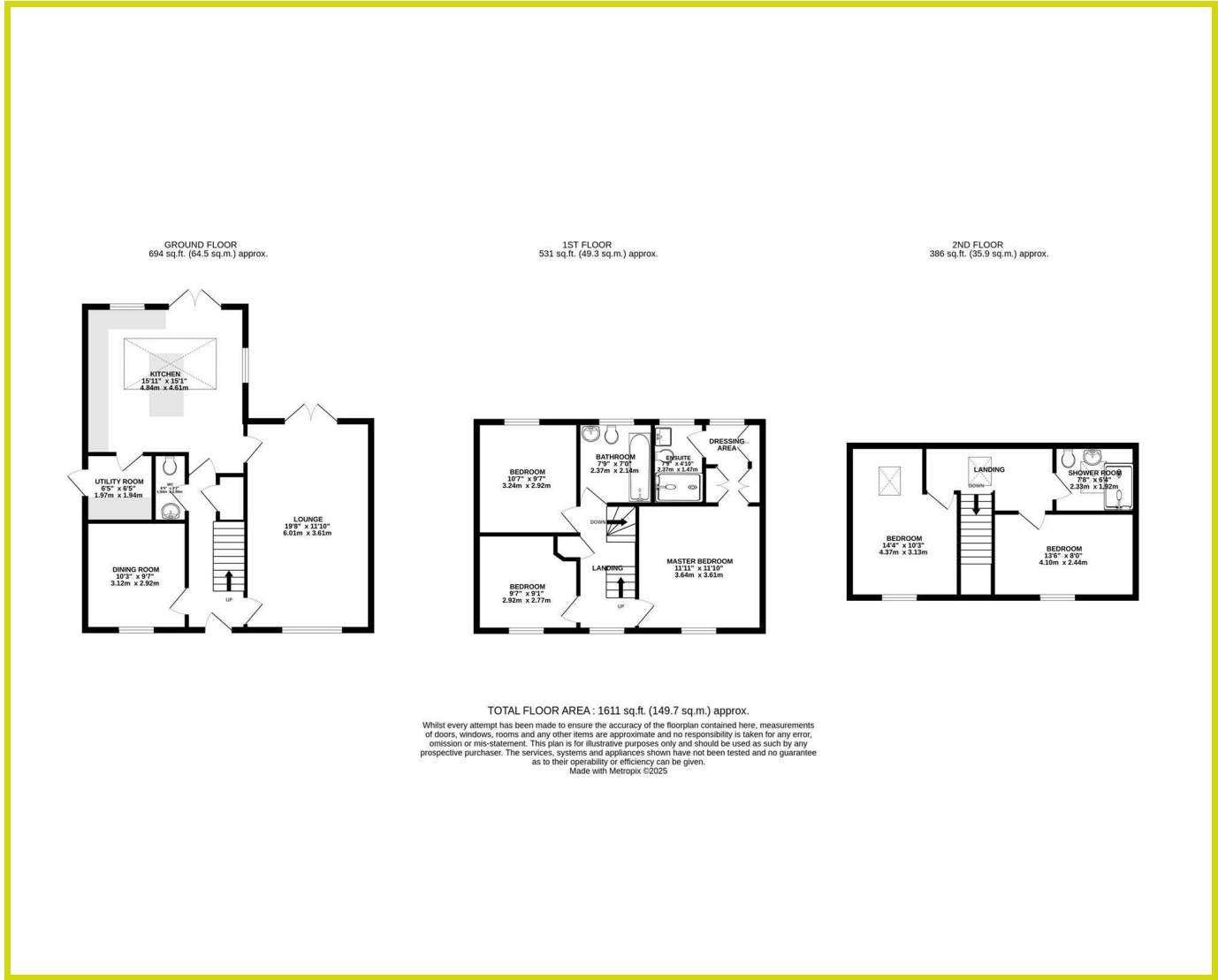
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## MONEY LAUNDERING

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.

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	80 88

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



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