



3 St. Lawrence Close,
Gotham, NG11 0AS

3 St. Lawrence Close, Gotham, NG11 0AS

This modern mid town house provides immaculately presented accommodation arranged over two floors including: an entrance hallway, a wc, a breakfast kitchen, a living room, a dining room, an extended orangery, and a wc on the ground floor, with three bedrooms (master with a dressing room and en-suite shower room), and a family bathroom on the first floor.

Originally a four bedroom home, now reconfigured to provide the dressing room and en-suite above, the property could easily be returned to four bedrooms should that suit requirements better!

Benefiting from gas central heating and double glazing, the property has gardens to the front and rear, plus a driveway and an integral 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.

Viewing is highly recommended.

Guide Price £395,000





ACCOMMODATION

The canopied composite entrance door, with glazed inserts, opens to the entrance hallway. The entrance hallway has stairs off to the first floor, an under stairs storage cupboard with personnel door into the garage, a radiator and doors into the ground floor wc, the breakfast kitchen, and the living room.

The ground floor wc is fitted with a two piece suite including; a low flush wc, and a wash hand basin. There is a window to the front, tiling to the splash back, and a radiator.

The breakfast kitchen is fitted with a range of wall, drawer and base units, with tiled splash backs and granite work surfaces over. There is a one and a half bowl composite sink and drainer unit with a mixer tap over, a breakfast bar area, and built in appliances including; a washing machine, a dishwasher, a fridge/freezer, an electric oven, a microwave, and a stainless steel gas hob with an extractor hood over. The boiler is housed in a cupboard, there is tiled flooring, a double glazed window to the front, a radiator, and open access into the dining room.

The dining room has a double glazed window to the rear, a radiator, and double doors opening into the living room.

The living room has a feature log burning stove set on a slate hearth, two radiators, two electric Velux windows, and bi-fold doors opening to the orangery.

Of brick and UPVC construction, the orangery has two radiators, windows to the sides, and French doors opening to the rear garden.

On reaching the first floor, the landing has a radiator, a loft access hatch, an airing cupboard, and doors into three bedrooms, and the family bathroom,

Bedroom one has a double glazed window to the front with open views, a radiator, and access to the dressing area, and the en-suite shower room. The dressing area has a double glazed window to the rear, a radiator, and a range of built in wardrobes with sliding doors. The en-suite shower room is fitted with a three piece suite including; a tiled corner shower enclosure, a wash hand basin with storage beneath, and a low flush wc. There is a double glazed window to the front, tiling to the splash backs, a shaver point, and a radiator.

Bedroom two has a double glazed window to the front, a radiator, and built in wardrobes with sliding doors.

Bedroom three has a double glazed window to the rear, and a radiator.

Completing the accommodation, the family bathroom is fitted with three piece suite including; a panelled bath with a shower over, a low flush wc, and a wash hand basin. There is a double glazed window to the front, a radiator, tiling to the splash backs and flooring.

OUTSIDE

The block paved driveway at the front of the property provides off road parking, and in turn gives access to the INTEGRAL GARAGE (with an electric up and over door, power and lighting connected, and a personnel door into the property). There is a lawned garden adjacent, with planted shrub borders, established trees and a paved pathway leading to the canopied entrance door.

To the rear of the property, the timber fence enclosed garden is laid mainly to lawn, with attractive planted borders, gravelled borders, and a paved patio seating area.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,236.19.

Referral Arrangement Note

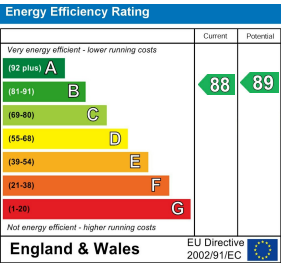
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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

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.



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.

