



10 Meadow End,
Gotham, NG11 0HP

TJ
THOMAS
JAMES

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This modern detached home provides spacious and versatile accommodation that will easily suit the needs of a busy family!

Arranged over two floors, the accommodation includes; a reception hallway, an open plan breakfast kitchen/living area with bi-fold doors opening to the rear garden, plus a utility room, a formal lounge, a study, and a shower room on the ground floor, with the first floor landing giving access to two further bedrooms, a dressing room/study, and the family bathroom.

Benefiting from gas central heating, the property has an enclosed garden to the rear, further gardens to the front, plus a gated driveway 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 £575,000





ACCOMMODATION

The stable style entrance door opens to the reception hallway. The reception hallway has stairs rising to the first floor, tiled flooring, and gives open access to the breakfast kitchen/living area, and an inner hallway.

The kitchen area has a range of wall, drawer and base units, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a dishwasher, and built in appliances including; a microwave, a double oven, and an electric induction hob with an extractor hood over. There is a feature radiator, ceiling spot lights, bi-fold doors opening to the rear garden, and open access to the utility room.

The utility room has space and plumbing for a washing machine, a built in fridge and freezer, and space for an additional freezer. There are ceiling spot lights, a larder/storage cupboard, and a heated towel rail.

The inner hallway has wooden flooring, and gives access to a walk in cloaks cupboard, the family shower room, the formal lounge, and bedroom three.

The family shower room has a large shower cubicle with an electric shower, a wc set in a vanity unit, and a wash hand basin set in a vanity unit with storage.

The formal lounge has a window to the front, wooden flooring, and a panel opening to the study, which also has wooden flooring.

Bedroom three has a window to the front, wooden flooring, and built in wardrobes.

On reaching the first floor, the large landing area has a Velux window, and gives access to two further bedrooms, a dressing room, and the family bathroom.

Bedroom two has a Velux window, French doors opening to a Juliette balcony, a sloping ceiling, eaves storage, a wardrobe, and a separate wardrobe (with light)

Currently used dressing room, an additional room here could also lend itself to use as a study, or bedroom.

The family bathroom has a bath with a mixer tap over, a separate shower cubicle with a rainfall shower, a wash hand basin set in a vanity unit with a mixer tap over, and a wc. There is tiled flooring, and a Velux window.

Completing the accommodation, bedroom one enjoys plenty of natural light with a large window with shaped windows, and a Velux window.

OUTSIDE

At the front of the property there is gated access to the driveway, which provides off road parking for a number of vehicles. The adjacent garden area is laid to lawn.

To the side of the property there is an external tap, external lighting, access to the entrance door, and gated pedestrian access to the rear garden.

The rear garden includes a large patio seating area, a good size lawn. Fully enclosed, the garden has external lighting, and houses an ENCLOSED BAR (with French doors opening out), a SUMMER HOUSE (also with French doors opening out), and a storage shed.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,236.19.

Referral Arrangement Note

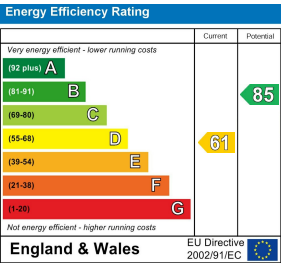
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