



58 Nottingham Road,  
Gotham, NG11 0HG

**TJ**  
THOMAS  
JAMES



# 58 Nottingham Road, Gotham, NG11 0HG

\*\*\*\* OFFERED WITH NO UPWARD CHAIN \*\*\*\*

This deceptively spacious detached period property has been extended and updated, to create a comfortable and welcoming family home.

The property offers versatile and well presented accommodation including: three reception rooms, a good size open plan kitchen/dining/family room, a utility room, a ground floor wc, four double bedrooms (master with an en-suite shower room) and a family bathroom.

Retaining many original features, and benefiting from gas central heating, the property has an attractive enclosed garden to the rear, a walled forecourt at the front, plus a gated driveway and double garage providing off road parking.

Situated in the highly regarded village of Gotham, the property is close to peaceful countryside walks and a wide range of amenities including a post office/shop, schools, and several public houses. Main road routes provide access to Nottingham, Derby, Leicester and the nearby East Midlands Parkway station (making it an easy commute to London from here). The nearby East Midlands airport caters for both domestic and international flights.

VIEWING IS HIGHLY RECOMMENDED.

## Offers Over £475,000







## ACCOMMODATION

The entrance door at the front of the property (whilst currently not used), opens directly into the open plan L-shaped kitchen/dining/family room.

The comfortable family area has a window to the front, exposed beams. The kitchen/dining area has a range of country kitchen style wall, drawer and base units, square edge wood work surfaces, two inset sink circular sink units with a mixer tap over, a built in dishwasher, and a Range cooker (available by separate negotiation) set into the original fireplace. There is a matching central island with further storage, a breakfast bar, and feature lights over. This bright room also has an under stairs storage cupboard, stairs rising to the first floor, windows to the side and rear, doors into a separate living room and the inner hallway, and a door opening to the rear garden.

The separate living room has a window to the front.

From the inner hallway, there are doors into the useful utility room, the ground floor wc, and to the dining room.

The dining room has a door into the living room beyond, and French doors opening to the rear garden.

The living room has a feature place, and French doors with full height windows to both sides, opening to the rear.

On reaching the first floor, the landing has doors opening into all four double bedrooms, and the family bathroom.

The modern family bathroom has a four piece suite comprising a bath, a separate shower cubicle, a wash hand basin, and a wc.

The master bedroom has feature LED lighting throughout, and a stylish en-suite shower room which has a shower cubicle, "his & hers" wash hand basins set on a vanity unit, and a wc.

## OUTSIDE

There is gated access to the forecourt at the front of the property, which gives access to the entrance door.

Double wrought iron gates open to the driveway, which provides off road parking for a number of vehicles, and turn gives access to the DOUBLE GARAGE (with an up and over door, and a pedestrian door opening to the rear garden).

Fully enclosed, the garden to the rear of the property includes a lawned area, block paved pathways and seating areas, and mature shrubs.

## Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,515.70.

## Referral Arrangement Note

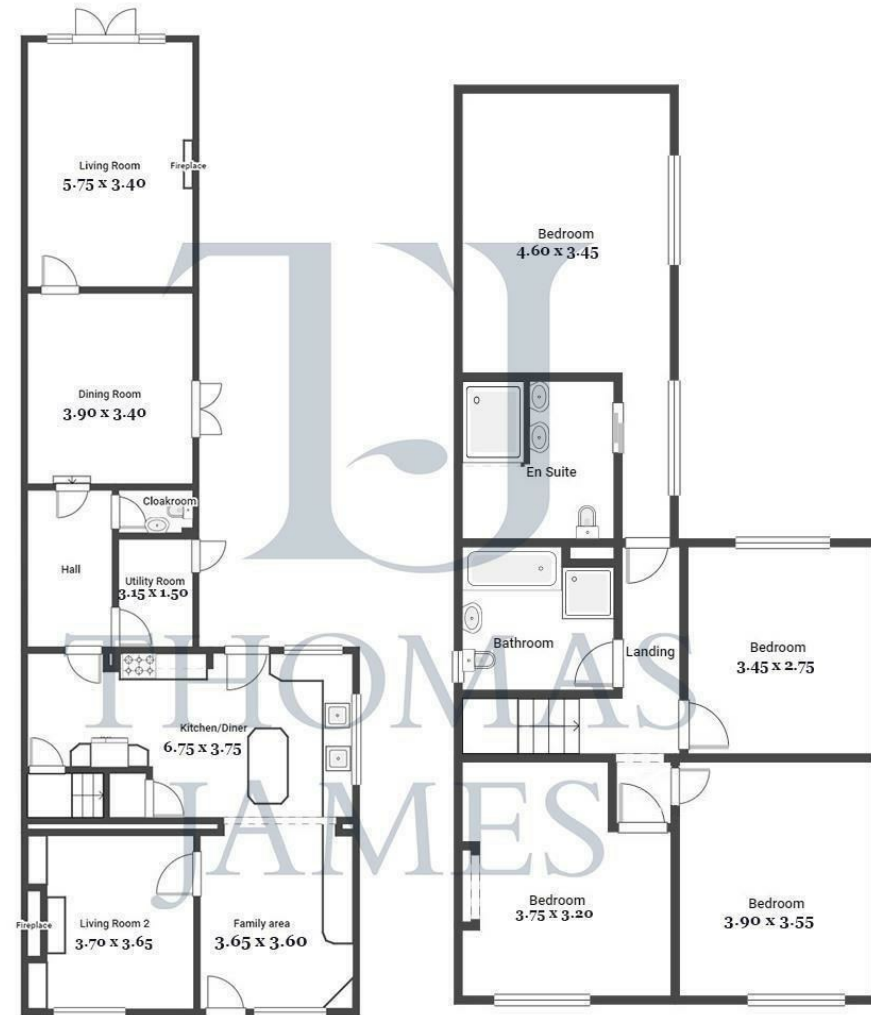
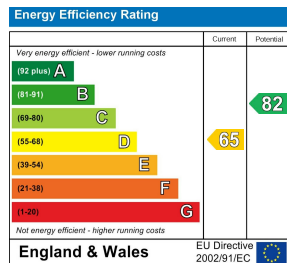
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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



**TJ**  
THOMAS  
JAMES

Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: [ruddington@tjea.com](mailto:ruddington@tjea.com) | Web: [www.tjea.com](http://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.

