



Ivy Cottage, 23 Main Road, Cotgrave,
Nottingham, NG12 3HQ

£219,950

Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Character Cottage
- Breakfast Kitchen
- Lounge with Fireplace
- 4-Piece Bathroom
- 70ft Rear Garden
- No Chain
- Useful Rear Porch
- 2 Bedrooms
- Block Paved Parking
- Must View!

A superb opportunity to purchase a characterful cottage, offered for sale with the advantage of 'no chain' and including block paved parking to the front and a mature garden to the rear extending to approximately 70ft in length.

The accommodation is double glazed and includes a fitted breakfast kitchen with useful pantry and rear porch, a lounge with bay window and attractive fireplace plus 2 bedrooms and a 4-piece bathroom to the 1st floor.

Must view!

ACCOMMODATION

A UPVC double glazed entrance door leads into the kitchen.

KITCHEN

Fitted with a range of base and wall cabinets with worktops, tiled splashbacks and an inset 1 1/2 bowl sink with mixer tap, built-in oven, four burner gas hob and extractor hood over. There is a Glowworm combination boiler concealed within one of the cabinets, tiled flooring, a door through to the lounge, a useful understairs storage cupboard with UPVC double glazed window and housing the electricity consumer unit and meter. A stable door leads to the rear porch.

REAR PORCH

A useful space with tiled flooring, UPVC double glazed windows and door to the rear aspect and space for an appliance including plumbing for a washing machine.

LOUNGE

With exposed timber floorboards, central heating radiator, coved ceiling, UPVC double glazed bay window to the rear aspect and a feature fireplace with decorative tiled slips and tiled hearth housing an open fire. A door and staircase lead to the first floor.

FIRST FLOOR LANDING

With UPVC double glazed window to the front aspect and central heating thermostat.

BEDROOM ONE

With UPVC double glazed window to the front aspect and central heating thermostat.

BEDROOM TWO/BOX ROOM

With central heating radiator, UPVC double glazed window to the front aspect plus access to the loft space.

BATHROOM

Fitted in white with a close coupled toilet, bath with hot and cold taps, wash basin with hot and cold taps and a shower cubicle with glazed sliding doors, mermaid boards and mains fed shower. Chrome towel radiator and UPVC double glazed obscured window to the rear aspect.

PARKING

Paved driveway parking is found to the front of the cottage.

GARDENS

The property occupies a mature plot, the garden at the rear extending to approximately 70ft in length and including lawns and gated access at the side onto Main Road.

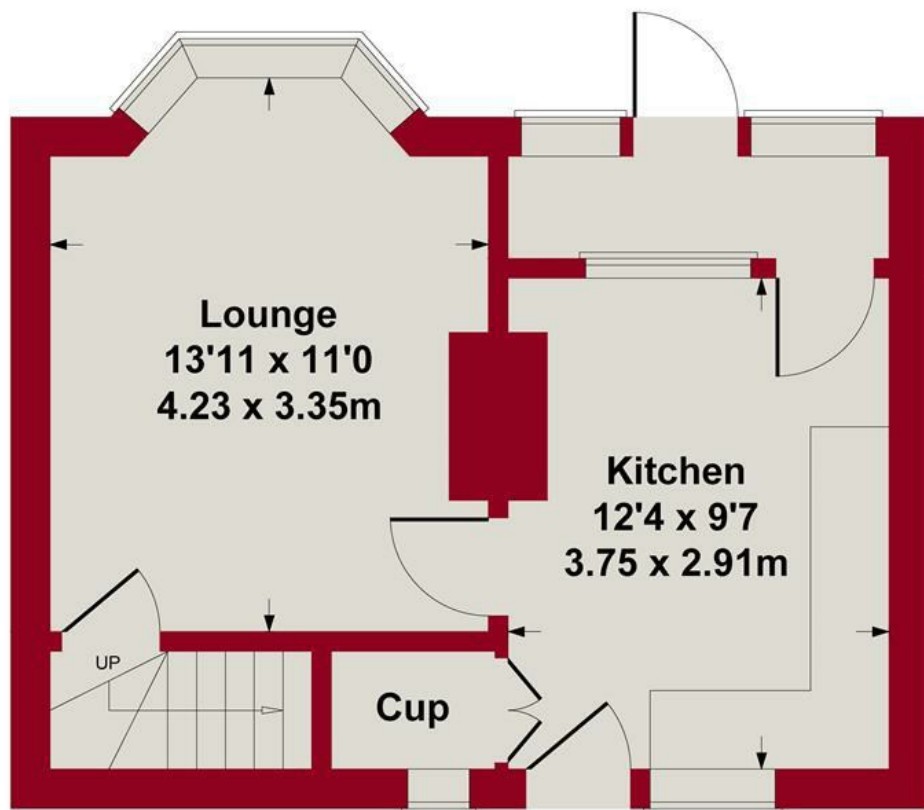
COUNCIL TAX BAND

The property is registered as council tax band A.

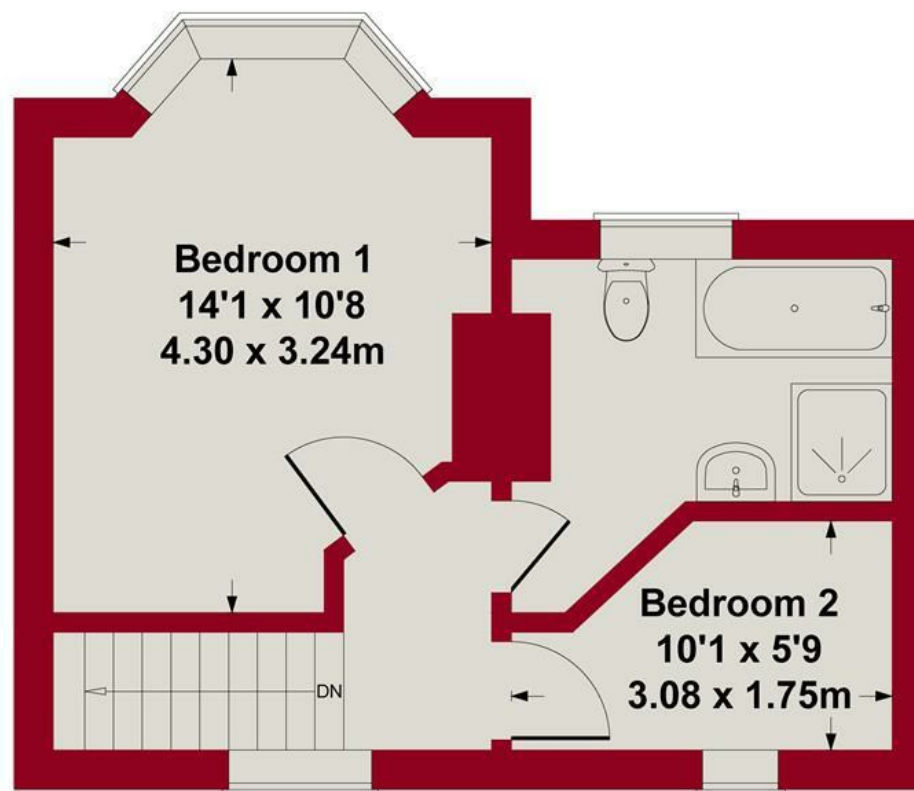




Approximate Gross Internal Area
635 sq ft - 59 sq m



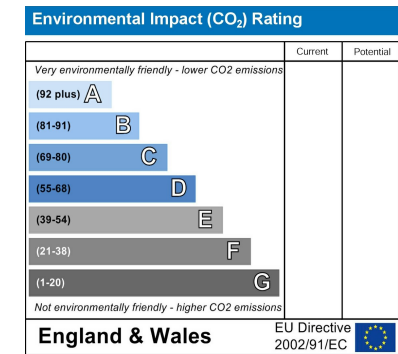
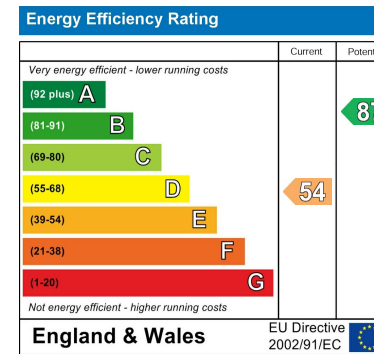
GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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