



25 Main Road, Cotgrave, Nottinghamshire,
NG12 3HQ

Guide Price £249,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Period Cottage
- Modern Fitted Kitchen
- Lounge With Log Burner
- 2 Bedrooms
- Parking To The Front
- Well Appointed Throughout
- Utility/Porch
- Conservatory Overlooking Gardens
- Well Appointed Bathroom
- Generous Mature Gardens

A superb opportunity to purchase this delightful semi detached cottage occupying a generous and mature plot and including parking to the front.

The property is very well appointed throughout and includes a modern kitchen with useful utility/porch to the rear, a well proportioned lounge with a log burner and doors into the conservatory which adds additional living space and has French doors opening out onto the rear garden.

To the first floor are two bedrooms and a modern bathroom whilst outside the rear garden is a particular feature of the property and includes a generous lawn and a raised timber decked seating area.

Viewing is highly recommended.

ACCOMMODATION

A uPVC double glazed entrance door leads into the breakfast kitchen.

BREAKFAST KITCHEN

Fitted with a range of Shaker style base and wall cabinets with butchers block worktops, plinth lighting, an inset stainless steel single drainer sink with mixer tap, tiling for splashbacks, oak flooring, central heating radiator, extractor fan, a built-in slimline dishwasher and recess for a gas cooker. There is a central heating radiator and a latch and brace door into the pantry,

PANTRY

With a uPVC double glazed window to the front aspect and with space for an appliance currently housing the freestanding fridge freezer.

UTILITY/PORCH

Off brick and uPVC construction with a uPVC double glazed window and door onto the rear garden, a wall mounted Baxi combination boiler and space and plumbing for a washing machine.

LOUNGE

A lovely cottage style lounge with a central exposed timber beam, oak flooring, a staircase rising to the first floor and a feature fireplace housing the floor standing cast iron log burner on a stone hearth. uPVC double glazed French door lead into the conservatory.

CONSERVATORY

Of uPVC construction with a pitched polycarbonate roof and French doors onto the rear garden.

FIRST FLOOR LANDING

With an access hatch to the roof space and a useful built-in cupboard for storage.

BEDROOM ONE

A good sized dual aspect double bedroom with two uPVC double glazed windows, a central heating radiator, a built-in cupboard over the stairs with hanging rail and a fitted wardrobe with hanging rail and shelving.

BEDROOM TWO

With a central heating radiator and a uPVC double glazed window plus a cupboard.

BATHROOM

Fitted in white with a panel sided bath with waterfall mixer tap and mains fed rainfall shower over. There is a glazed shower screen and a vanity wash basin with waterfall mixer tap and storage below. There is a concealed cistern toilet, a central heating radiator and a uPVC double glazed obscured window.

PARKING

There is space at the front of the property to park one car.

OUTBUILDINGS

The property features two useful brick built outbuildings to the side.

GARDENS

The property enjoys a delightful cottage style garden with lawned area edged with red block pavers, planted beds and borders and a raised timber decked seating area.

COTGRAVE

Cotgrave has a wealth of amenities including a range of local shops, a leisure centre, doctors surgery and a new state of the art primary school catering for both infants and juniors and is conveniently located for access to the cities of Nottingham and Leicester.

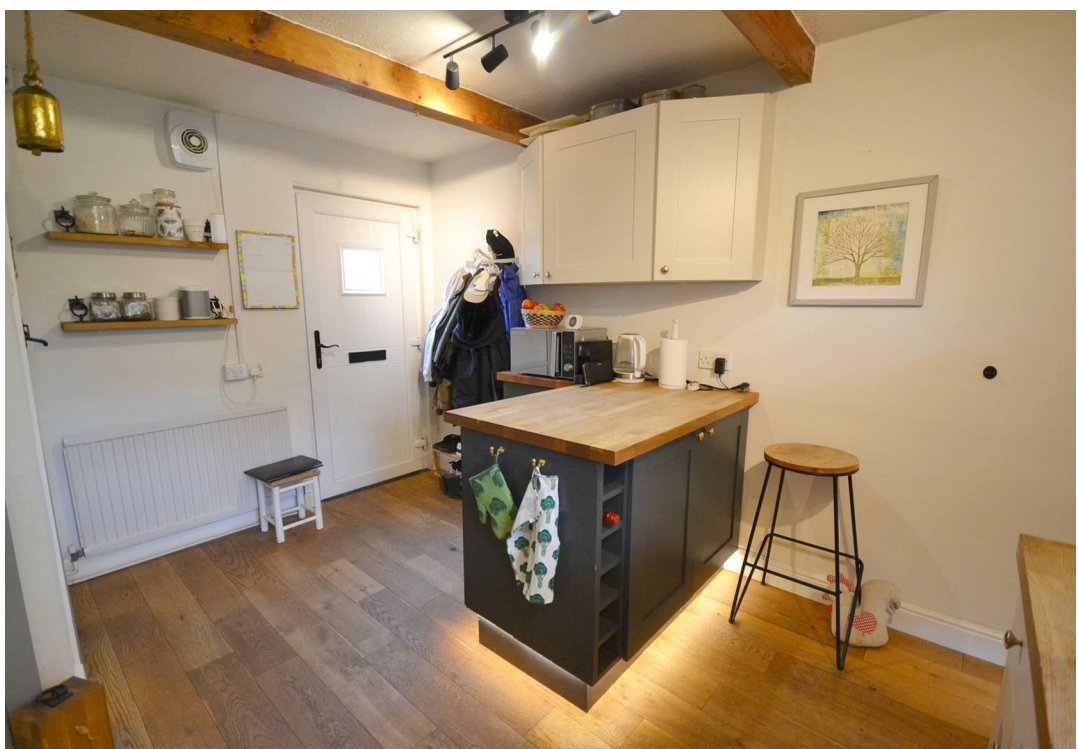
COUNCIL TAX

The property is registered as council tax band .A

VIEWINGS

By appointment with Richard Watkinson & Partners.



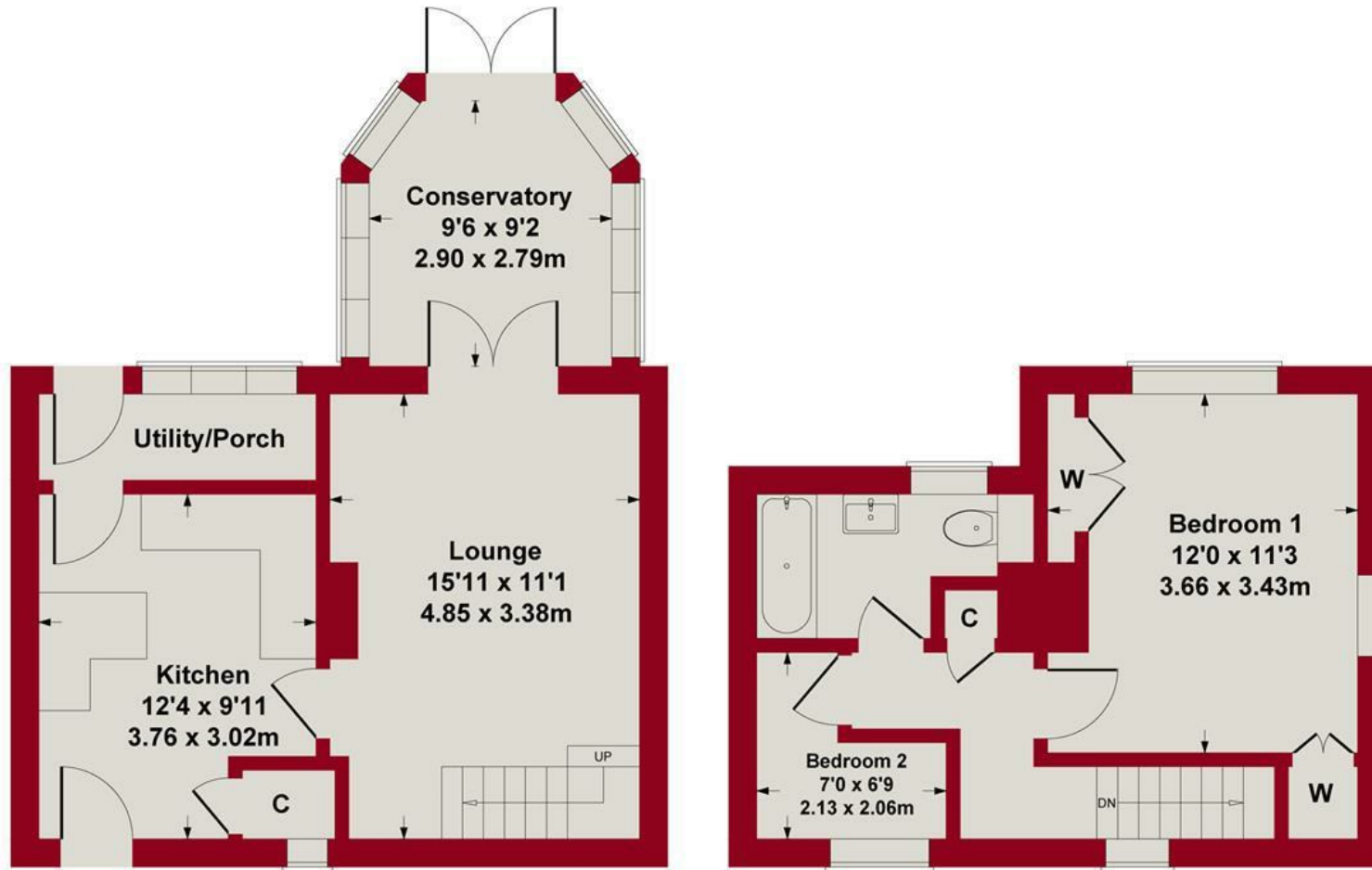








Approximate Gross Internal Area
733 sq ft - 68` sq m



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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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