



**Smiths**  
your property experts

# New Row

## Plumtree

- No upward chain
- Delightful cottage-style home
- Set back from the street behind lawned gardens
- Two good-sized bedrooms and a family bathroom
- Open-plan kitchen/diner with plentiful storage
- Generous light-filled sitting room
- Useful shared parking area to the rear
- Situated in the sought-after village of Plumtree

### General Description

Smiths Property Experts offer to the market with no upward chain this delightful cottage-style home. Situated in the heart of the highly regarded and sought-after Rushcliffe village of Plumtree.

The accommodation includes two good-sized bedrooms, an open-plan kitchen/diner and a generous sitting room. There is also shared parking to the rear.





## The Property

Set back from the street behind lawned gardens, the property is in good move-in condition and is large for its property type.

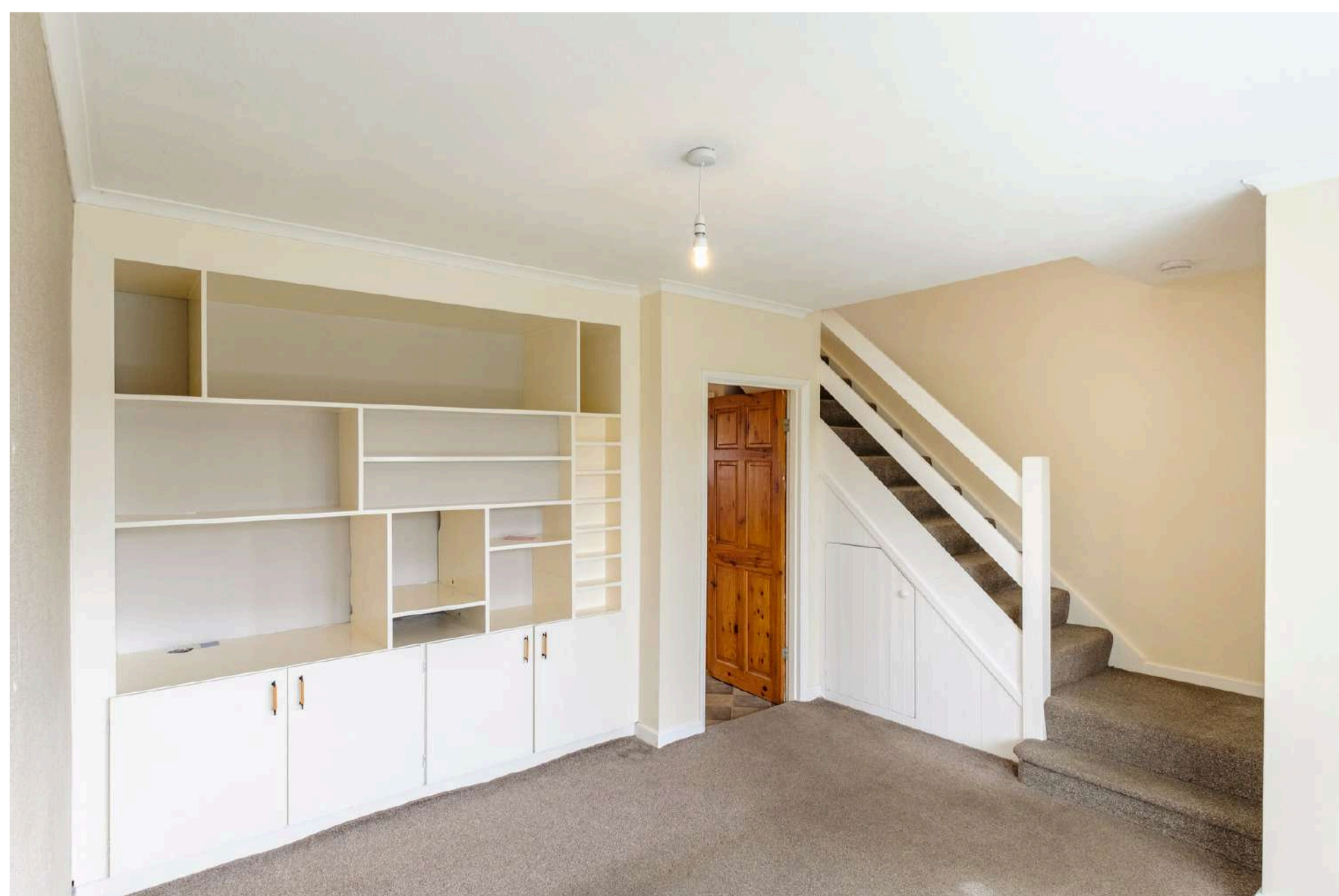
There are two good-sized bedrooms, both of which boast built-in wardrobes and a family bathroom. Downstairs, there is a generous main living room to the front, and an open-plan kitchen/diner with plentiful storage.

To the rear is a useful shared parking area owned by the properties in the row. The property would make an excellent first-time buy or an investment.

## The Location

Plumtree is a quintessentially pretty English village. Boasting a number of amenities, including a cricket club, a public house and a smart restaurant.

There is a useful bus link for public transport to the nearby village of Keyworth and Nottingham City Centre. The village is surrounded by countryside and beautiful walks.





## Property Information

EPC Rating: D.

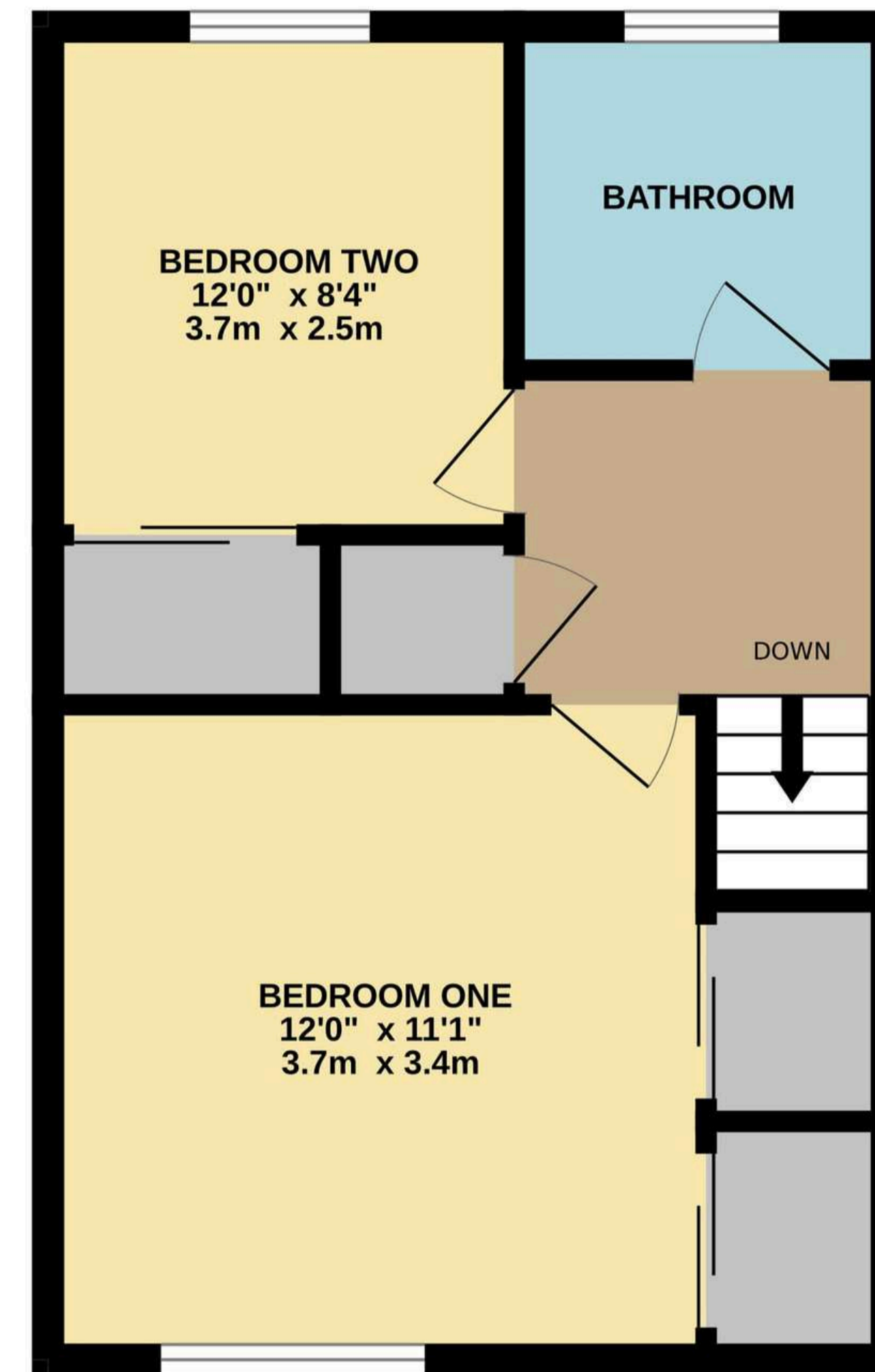
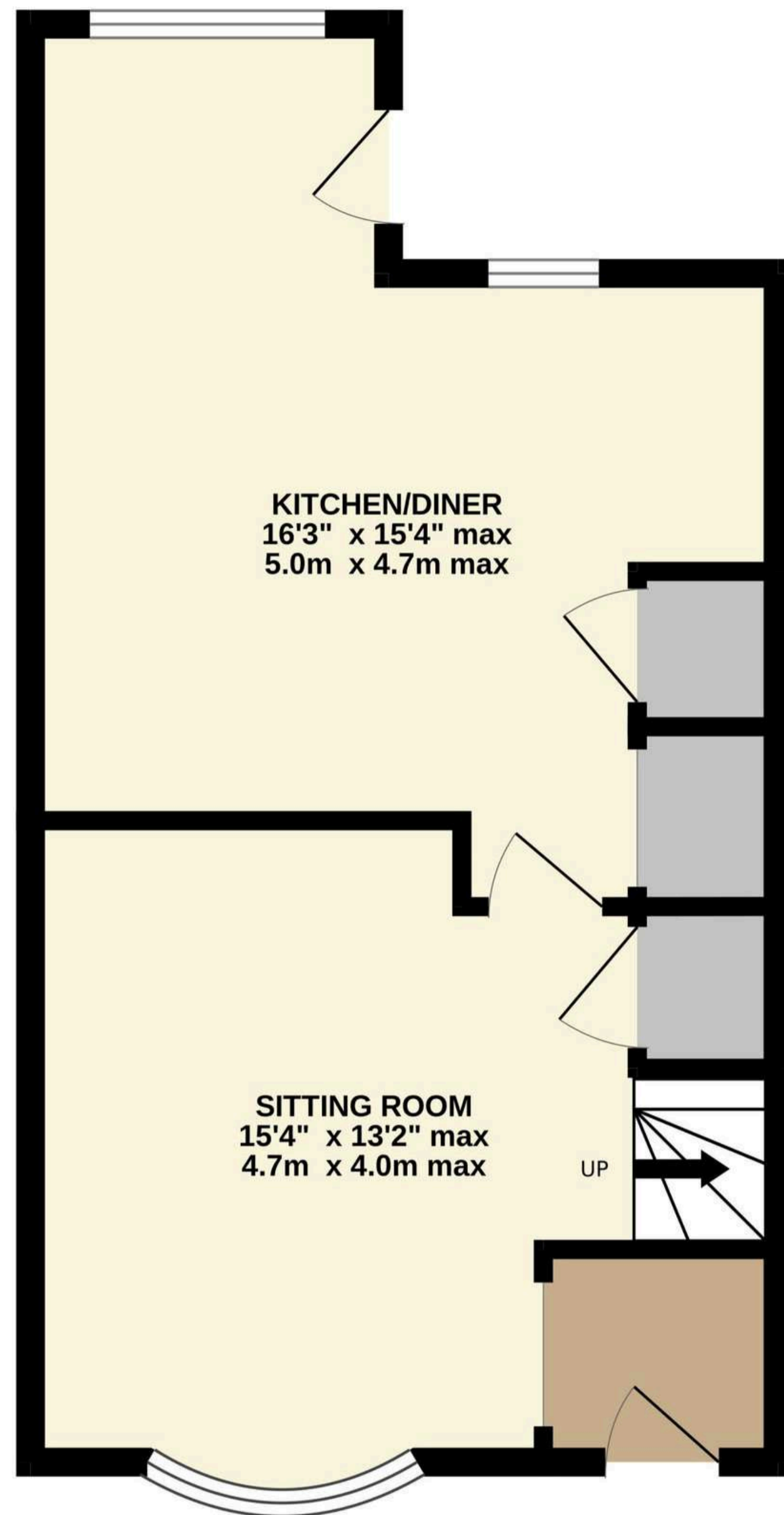
Tenure: Freehold. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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