



12 Whitelands,
Cotgrave, NG12 3PP

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Thomas James are delighted to offer this immaculately well presented mid terraced home to the market.

The property provides spacious accommodation arranged over two floors including; an entrance hallway, a living room with a feature multi fuel burner, and a contemporary fitted kitchen/diner spanning the width of the property on the ground floor, with the first floor landing giving access to four good size bedrooms, and the refitted family bathroom.

Benefiting from UPVC double glazing, and gas central heating with a combination boiler, the property is fitted to a high standard throughout, and enjoys enclosed gardens to the rear (including useful brick outstores), plus a block paved double driveway at the front providing off road parking for a number of vehicles.

Situated in the sought after south Nottinghamshire village of Cotgrave, the property is within easy reach of the excellent facilities including the state of the art doctors surgery and library hub, plus primary schools, shops, public houses, a leisure centre with swimming pool, a golf course, and a country park. Local transport links and main road routes provide access to Nottingham, Leicester, Newark and beyond.

An ideal first time purchase, viewing is highly recommended.

£217,500





ACCOMMODATION

The UPVC entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, a door into the kitchen/diner, and access to the living room.

The living room has a window to the front, allowing in plenty of natural light, and a feature multi fuel burner.

Spanning the width of the property at the rear, the kitchen/diner has a range of high gloss wall, drawer and base units in white, roll edge work surfaces, a sink and drainer unit with a mixer tap over, and integrated appliances including; a washing machine, a dishwasher, a fridge/freezer, a microwave, a fan assisted double oven, and a five ring gas hob with an extractor hood over. The Baxi combination boiler is housed here, there is a window to the rear, and a UPVC door opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch (giving access to the fully boarded and insulated loft space above), and doors opening into all four bedrooms, and the family bathroom.

Bedroom one is double in size, has a window to the front, an over stairs wardrobe, and wood panelling to one wall.

Bedroom two is also double in size, and has a window to the front.

Bedrooms three and four are both single in size, and have windows to the rear. One also has a built in desk.

Completing the accommodation, the refitted family bathroom has a four piece suite including; a panelled bath, a separate corner shower enclosure, a pedestal wash hand basin, and a wc. There is an opaque window to the rear, and tiling to the walls and floor.

OUTSIDE

The block paved driveway at the front of the property provides off road parking for up to two vehicles. There is access to the entrance door, and gated pedestrian access to a shared covered pathway leading to the rear garden. (This pathway also giving the neighbouring property access to their rear garden).

A further gate from the covered pathway leads into the rear garden. The garden includes; a large patio seating area, shrub beds, a shaped lawn, and raised vegetable plots. Timber fence enclosed, the garden has an external light, an external tap, and also houses a lean-to green house, and two brick outstores (one with power connected).

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

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.

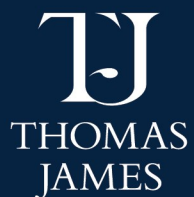
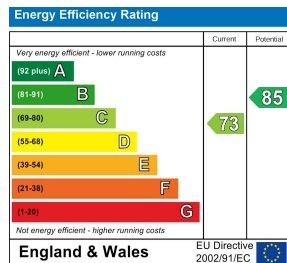


DISCLAIMER NOTES

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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.



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