



Meadow End, Gotham



£185,000

- TWO BEDROOM COTTAGE
- SEMI DETACHED
- FULLY DOUBLE GLAZED
- NEW GAS CENTRAL HEATING (INSTALLED OCT 2025)
- WOOD BURNING STOVE
- BEAMED CEILINGS
- FREEHOLD
- EPC rating COMING SOON



The delightful two bedroom beamed cottage is set back from Meadow End itself and providing character amenity in this popular South Notts village which has excellent communication links. Double glazed and gas central heated.

Initially on entry into the dining room, there's a timber effect laminate floor, useful under stairs cupboard discreetly housing the recently installed Viessmann central heating boiler. A work surface and double cupboard. Modern radiator and beamed ceiling.

The lounge adjacent has a feature wood burning stove, beamed ceiling, front elevation double glazed window with white uPVC internally and wood pattern externally. Accent wallpaper to the chimneybreast with neutral wall decor to the remaining walls and a modern radiator.

The kitchen has a dual aspect with both front and side elevation double glazed windows making for a light and airy space, built in electric hob with stainless steel splashback with extractor above and electric oven beneath. Plumbing for a washing machine, space for a fridge and the flooring matches the dining room.



At first floor, the main bedroom is above the lounge and has a front elevation double glazed window with dual openings, modern radiator with temperature control and neutral decor. Bedroom two adjacent is ideal as a study/nursery and is also well presented.

The bathroom comprises of a four piece suite with shower cubicle having a mains shower within, the bath has spa jets, pedestal wash hand basin and low level WC with dual flush. Modern radiator and useful cupboard with shelving. The landing has a cupboard that discreetly houses the modern electric consumer unit and meter.

Outside, at the front, a low maintenance garden with paved path bisecting two areas of coloured stone, then a patio to the left hand side, the garden is fully enclosed by a mixture of brick walling and timber fencing.

The property is ideal for a first purchaser or those downsizing and a site visit is strongly recommended to fully appreciate the accommodation on offer.

To find the property, on entering Gotham from East Leake, continue along the main road, go past the shop on the left and the elbow bend continuing on to Nottingham Road. Turn right on to Meadow End where the property is situated on the right hand side set back from the road as identified by the agent's 'For Sale' board.

LOUNGE 3.62m x 3.6m (11'11" x 11'10")

DINING ROOM 3.38m x 2.55m (11'1" x 8'5")

KITCHEN 2.43m x 2.34m (8'0" x 7'8")

BEDROOM ONE 3.62m x 2.64m (11'11" x 8'8")

BEDROOM TWO 2.65m x 1.84m (8'8" x 6'0")

BATHROOM 2.65m x 2.11m (8'8" x 6'11")

SERVICES & TENURE

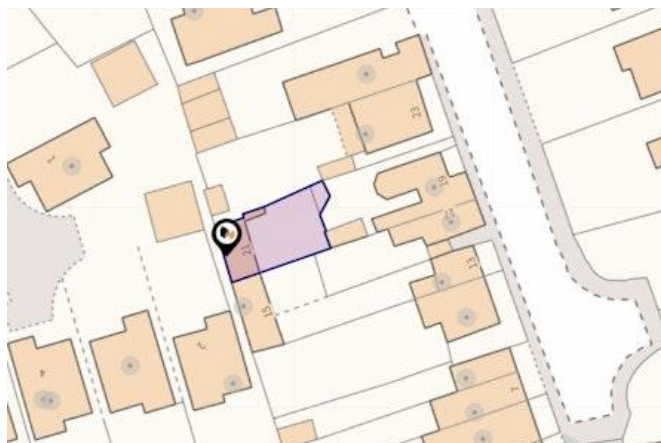
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band A.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

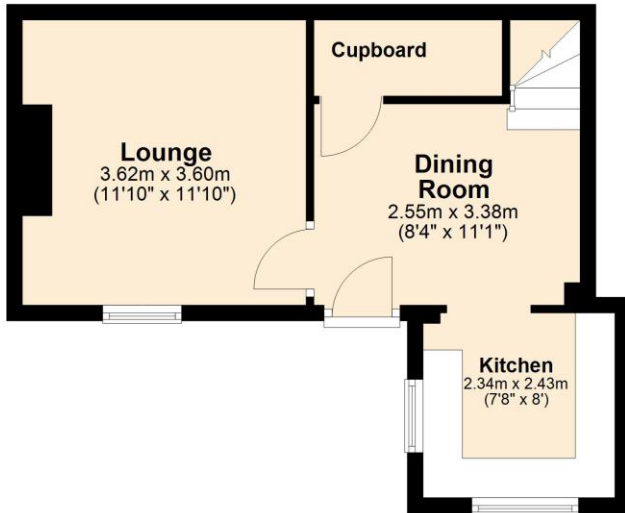
REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.



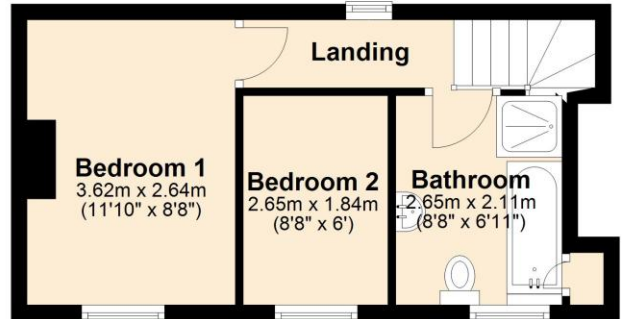
Ground Floor

Approx. 31.5 sq. metres (338.8 sq. feet)



First Floor

Approx. 25.3 sq. metres (271.8 sq. feet)



Total area: approx. 56.7 sq. metres (610.6 sq. feet)



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