

Nottingham Road  
Gotham, Nottingham, NG11 0HG

John German





# Nottingham Road

Gotham, Nottingham, NG11 0HG

£325,000

A wonderfully spacious and naturally light home, thoughtfully extended and modernised by the current owners, providing plentiful open plan living, a large private rear garden with summerhouse and double driveway, set within a highly sought after village location.

This property would make an ideal purchase for professional couples or families.

The property is centrally located within the village within easy reach of a range of local amenities including St. Lawrence Church, Gotham Primary School, pub/restaurants and convenience stores. There are plenty of green spaces for walking or cycling.

The nearby conurbation of East Leake (approx. 3.5 miles away) provides further amenities including secondary schools and leisure facilities.

Public transport is well catered for by regular bus service; commuter access to the M1, M42 and A453 is excellent. East Midlands Parkway which offers links to London and Edinburgh is only 10 minutes away by car. East Midlands Airport is approximately 15 minutes away by car.

Accommodation comprises; five bedrooms (one ground floor), modern shower room, ground floor wet room/en-suite, open plan lounge/dining/family room and modern kitchen.

Externally, the rear garden is of excellent size, predominantly laid to lawn with attractive mature borders and paved patio seating area. To the rear of the garden is a summerhouse and behind that, a further space which would be perfect for raised beds or additional storage.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Rushcliffe Borough Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA29042026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

126.7 m<sup>2</sup>

1362 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

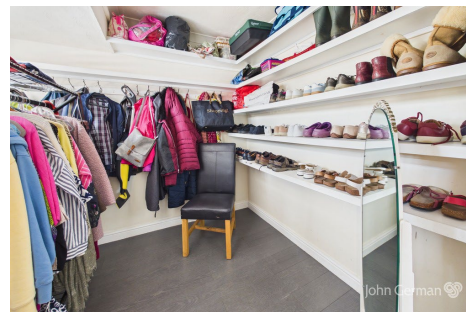
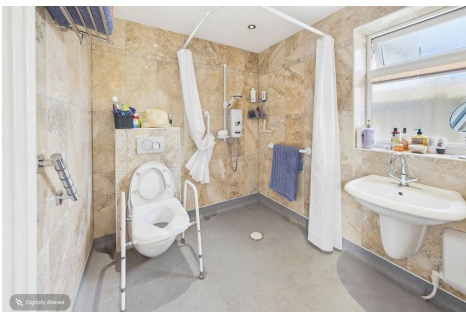
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



### John German

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