Bidwell Crescent

Gotham, Nottingham, NG11 0HD

John German

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Gotham, Nottingham, NG11 0HD

£300,000

A wonderfully spacious and naturally light home, beautifully presented and modernised, offering ample living accommodation, a fantastic wrap around south facing garden and ample off-road parking, with gated access to Gotham Village Cricket Club.

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This property would make an ideal purchase for first time buyers, professional couples, families or downsizers.

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; three double bedrooms, recently refurbished bathroom, ground floor shower room, utility room, open plan kitchen/diner, living room and large conservatory.

Externally, the wrap around garden is of excellent size and south facing, laid to lawn with attractive mature borders, raised beds and seating areas while also offering a secret garden gate taking you directly on to Gotham Village Cricket Club, making a perfect entrance for children's play or dog walking. The driveway to the front of the property provides parking for several vehicles.

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.
Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.
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: Fibre - 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
Our Ref: JGA/09072026
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.
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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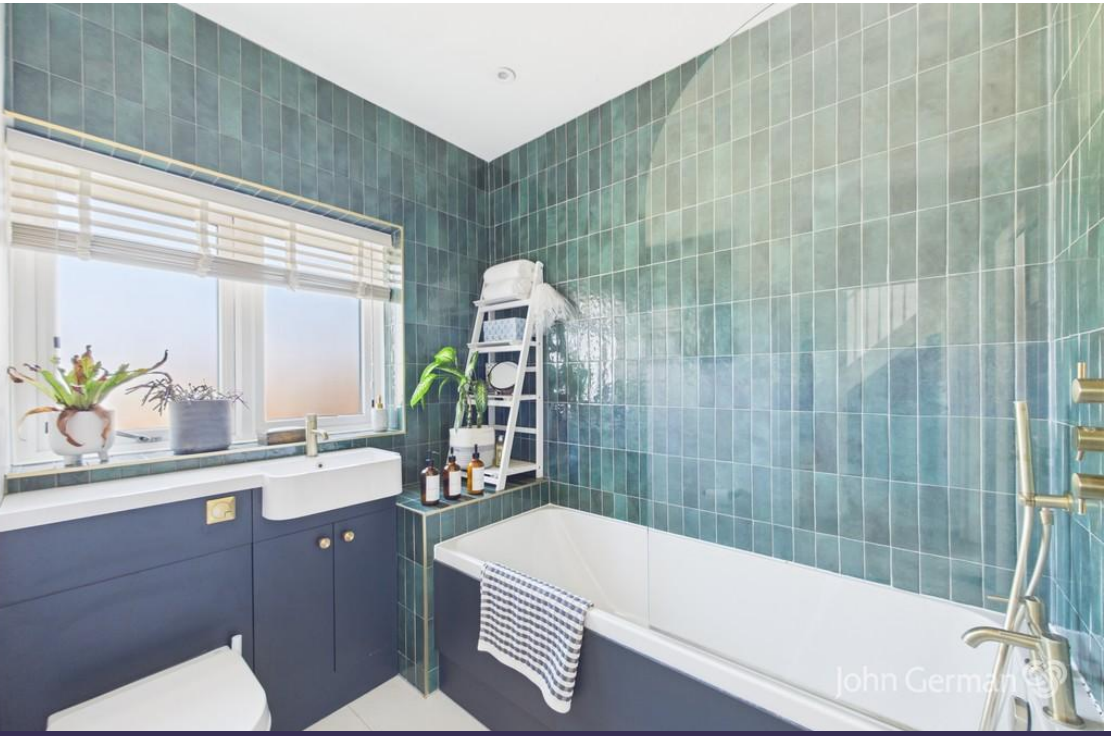
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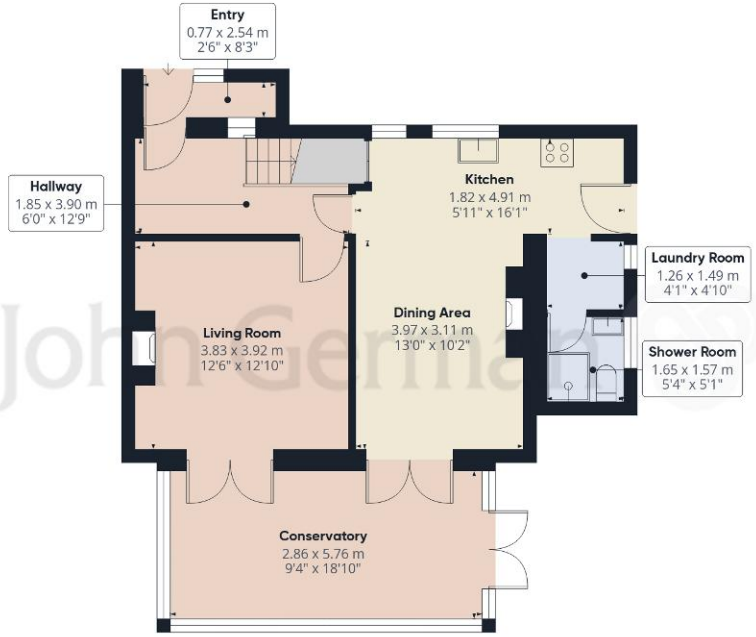
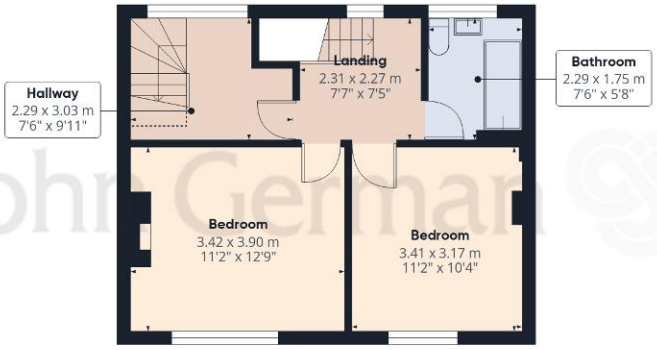


Ground Floor



Floor 1

Floor 2

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Approximate total area(1)

127.7 m²

1375 ft²

Reduced headroom

9.8 m²

106 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

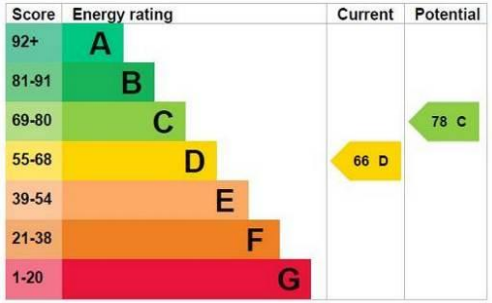
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.



John German
75 Main Street, East Leake, Loughborough, Leicestershire, LE12 6PS
01509 856006
eastleake@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

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