



3 Windmill Close,
Gotham, NG11 0JF

TJ
THOMAS
JAMES

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This semi detached home provides accommodation arranged over three floors including; an entrance hallway, a lounge with French doors opening to the rear garden, a kitchen/diner with a range of built in appliances, plus a wc on the ground floor, two bedrooms, a seating area, and a family bathroom on the first floor, and a further bedroom with an en-suite shower room, on the second floor.

Benefiting from gas central heating, and double glazing, the property has a garden to the front, plus a driveway and single garage providing off road parking for a number of vehicles.

Situated in the popular South Nottinghamshire village of Gotham, the property is within easy reach of East Midlands Airport, the M1 motorway and East Midlands Parkway train station. Surrounded by attractive countryside, Gotham itself enjoys a wealth of local facilities, and excellent transport links.

Offered to the market with no upward chain.

Viewing is recommended.

Guide Price £275,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, an under stairs storage cupboard, and doors opening into the ground floor wc, the kitchen/diner, and the lounge.

The ground floor wc has a wash hand basin, and a wc.

The kitchen/diner has a range of wall, drawer and base units, and built in appliances including; a dishwasher, a fridge, a freezer, an oven, and a four ring gas hob. There is a window to the front, and plenty of space for a dining table and chairs.

The bright and spacious lounge has French doors opening to the rear garden.

On reaching the first floor, the landing gives access to two bedrooms, a seating area, and the family bathroom.

Bedroom two has a window to the front. Bedroom three has two windows to the rear.

The seating area provides a useful space, and has stairs rising to the second floor.

The family bathroom has a bath with a shower attachment over, a wash hand, and a wc.

Situated on the second floor, bedroom one has a dormer window to the front, built in wardrobes (into the eaves), and access to the en-suite shower room. The en-suite shower room has a shower cubicle, and a vanity unit incorporating both the wash hand basin, and the wc. There is tiled flooring.

OUTSIDE

The driveway provides off road parking for up to two vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door).

The front garden is laid to lawn, with a pathway leading to the entrance door.

The rear garden is fully enclosed, gated access

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,236.19.

Referral Arrangement Note

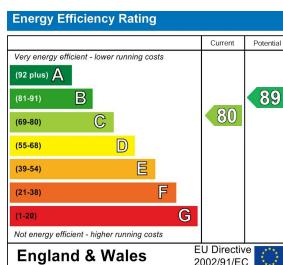
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