

116 COTGRAVE LANE
TOLLERTON NOTTINGHAMSHIRE
NG12 4FY



Land & Estate Agents
Property Consultants



The Country Property Specialists
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116 COTGRAVE LANE

A substantial individual detached three/four-bedroom bungalow occupying delightful, mature gardens extending to 0.50 Acres (or thereabouts) with a gross internal floor area of some 2030 sq. ft with tremendous potential offering a first-class opportunity for creative modernisation and improvement to suit personal requirements.

Alternatively, a more comprehensive grand design redevelopment scheme may be considered, subject to statutory planning and building regulation considerations.

The bungalow is pleasantly located at the far southern end of Cotgrave Lane on the Plumtree side of the village and provides convenient and direct access to Cotgrave and Gamston / West Bridgford amenities and schooling.

TOLLERTON

Tollerton is a highly regarded village on the southern edge of Nottingham, scheduled to expand significantly in the years ahead, having a useful range of amenities and village schooling, coupled with more extensive amenities close to hand in Keyworth, Cotgrave and the West Bridgford / Wilford area.

Nottingham city centre can be accessed through Edwalton and West Bridgford crossing the river via Trent Bridge or via the Southern Outer Ring Road which connects directly to Nottingham University Campus and Queens Medical Centre.

West Bridgford town centre offers high grade amenities and professional services with a thriving social scene mainly along Central Avenue within convenient reach. There are numerous recreational outlets close at hand, many of which centre around the National Water Sports Centre at Holme Pierpont, Trent Bridge and the Nottingham Forest and Nott's County football stadiums.

In turn, Leicester (A46), Melton Mowbray and Loughborough are accessible and a number of major roads including the M1 motorway/A50 intersection at Kegworth, East Midlands Parkway linking to London St Pancras are within comfortable reach.

Cotgrave is an expanding village set to the southeast of Nottingham, having an extensive range of amenities/professional services, primary schooling and medical - dental surgeries.

PRICE GUIDE: £650,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

Large Front Entrance Porch
3.55m x 3.40m (11'6" x 11'0")
maximum dimensions

A spacious extensively glazed garden porch entrance entered through a traditional panelled solid oak entrance door with glass bull's eye pane detailing. Tiled floor finish. Exposed brick walls and floor to ceiling glazed sections to front aspect. Translucent glazed internal doorway and side screen to:

Large Entrance Hall

An impressive well-proportioned entrance hallway connecting through a hall recess to the outer hall/landing and bedroom wing. Coved ceiling. Enclosed storage closet.

Spacious Rear Sitting Room
6.20m x 3.60m (20'3" x 11'9")

Traditional polished hardwood period designed fireplace with marble slips and hearth detailing incorporating a fitted living flame gas fire (not tested). Coved ceiling. Sealed unit double glazed French doors and side screens connecting to rear conservatory/garden room with an attractive unspoiled leafy garden aspect beyond. Polished wood display shelving. Coved ceiling.

Doorway from the sitting room to:

Wonderful Garden Room/Conservatory
6.20m x 3.45m (20'3" x 11'3")

Fitted Toshiba air conditioning and heating unit (not tested). Glazed window sections set to a brick base beneath a polycarbonate roof. Sealed unit double glazed windows and French doors offering a delightful, sheltered rear garden aspect.

Spacious Breakfast Kitchen/Dining Room
6.45m x 3.75m (21'0" x 12'3")
maximum dimensions

Offering a traditional oak kitchen installation complemented by marble effect Formica countertops. Central breakfast/dining area and informal relaxation area overlooking the garden. Fitted Franke stainless steel 1.5 bowl sink unit. Integrated Hotpoint automatic dishwasher. Siemens four plate induction hob, Neff double oven and a Kenwood microwave oven. Coved ceiling.

Enclosed cupboard housing an Alpha gas fired boiler unit serving domestic hot water and central heating. Enclosed separate airing cupboard. Enclosed shelf storage closet with fielded pine door.

Two sealed unit double glazed picture windows.

Rear Porch

Utility Room/Freezer Room
Providing plumbing for automatic washing machine and useful storage space.

Formal Dining Room /Bedroom Three
3.75m x 3.55m (12'3" x 11'6")
Sealed unit double glazed picture window to front aspect. Coved ceiling.



BEDROOM ACCOMMODATION

Side Hall

House Bathroom

Pastel grey suite comprising a Whirlpool bath, Ideal Standard vanity unit, recessed thermostatically controlled Mira shower installation with glass door enclosure. Combination towel rail/radiator.

Landing Cloakroom/WC

Fitted low flush wc and pedestal wash hand basin. uPVC replacement double glazed window.

Bedroom One 3.60m x 3.30m (11'9" x 10'9")

A spacious well equipped main bedroom with an extensive range of built in wardrobes complemented by a matching dressing table fixture. Replacement sealed unit double glazed picture window to rear garden aspect.

Front Bedroom Two 4.85m x 3.60m (15'9" x 11'9")

Two sealed unit double glazed replacement windows. Built in double wardrobe closet. Coved ceiling.

Study/Bedroom Four 3.05m x 2.60m (10'0" x 8'6")

Replacement sealed unit double glazed picture window to rear garden aspect. Coved ceiling.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GARDENS AND GARAGING

The bungalow stands on a wonderful level mature garden plot extending to 0.50 acres (or thereabouts).

There is a good frontage to Cotgrave Lane, and the bungalow is set back behind a deep front garden with mature coniferous ornamental planting and a level shaped lawn.

A gravelled parking court provides excellent car standing/turning space.

Large Attached Double Garage

A spacious workshop garage extension having three up and over doors, one opening to the rear elevation, with a useful workbench. One of the doors is electrically operated for convenience. Partially boarded open attic storage space. Light and power facility.

Wonderful Rear Garden

A particular feature of the sale is the delightful, sheltered rear garden featuring an expansive shaped lawn, two patio areas, a large alpine/gravel garden, mature ornamental shrubberies, all of which are set against a mature light woodland backdrop incorporating a variety of ornamental and deciduous tree specimens ensuring great privacy.



GENERAL AND MATERIAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

SERVICES

All mains' services are connected. Mains drainage and water supply. Mains gas serving central heating circulating to conventional radiators. Replacement sealed unit double glazing.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

AVAILABLE BROADBAND

Basic 4 Mbps / Ultrafast 1800 Mbps

AVAILABLE MOBILE COVERAGE

(based on calls indoors)

O2 - ✓ Vodafone - ✓

EE - ✓ Three - ✓

✓ = Good ● = Variable ✗ = Poor

LOCAL AUTHORITY

Council Tax Band G

Rushcliffe Borough Council
Rushcliffe Arena, Rugby Road,
West Bridgford
Nottingham NG2 7YG
www.rushcliffe.gov.uk
0115 981 9911

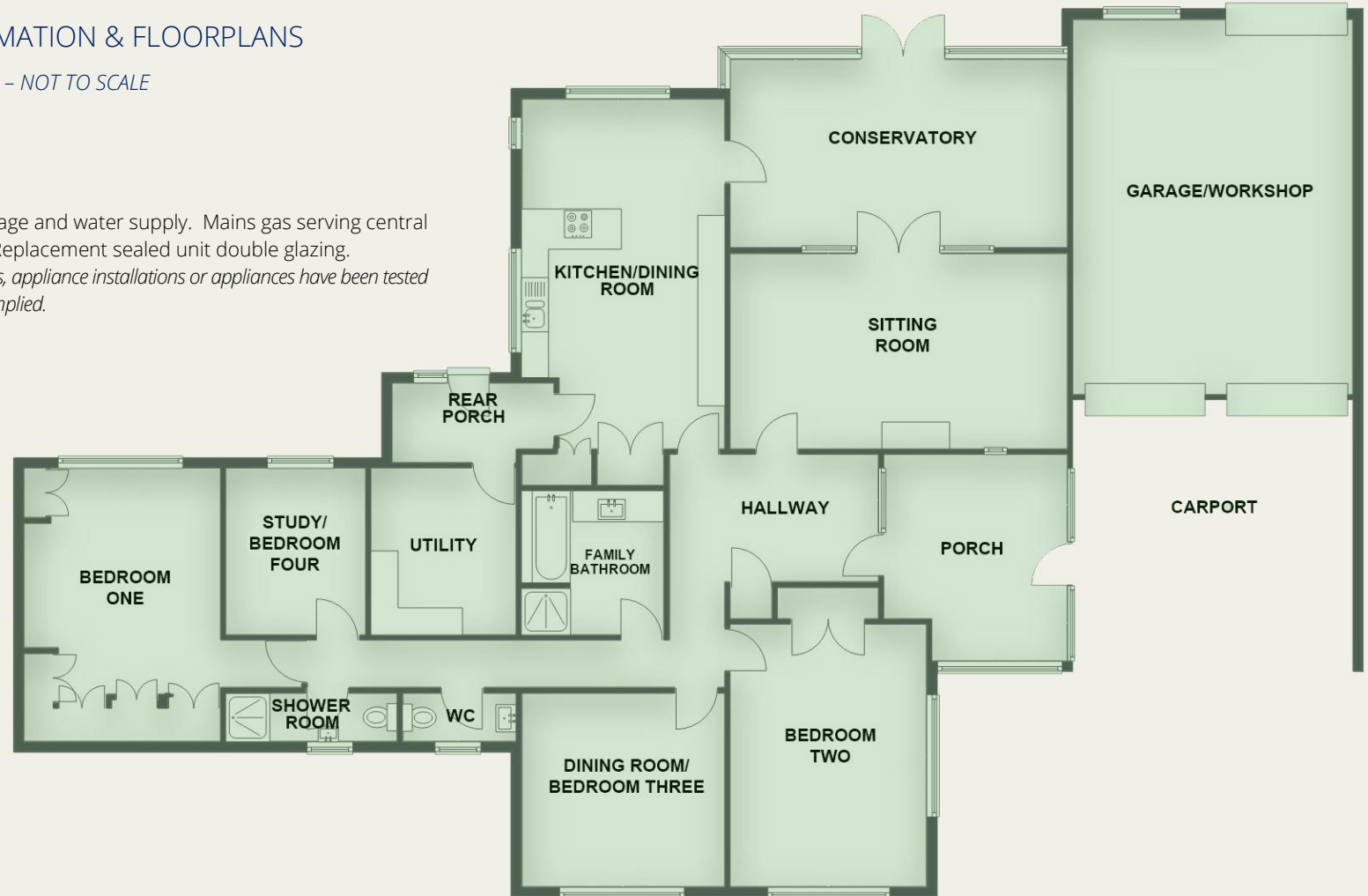
ENVIRONMENTAL CONSIDERATIONS – FLOODING

This Government supplied information informs the flood risk of the land around the property, not the building itself. The risk of flooding is identified as very low for rivers and sea and high for surface water. <https://check-long-term-flood-risk.service.gov.uk/postcode>

We understand the property has not flooded in the last 5 years.

UNDERPINNING

We understand the left-hand elevation, as seen from the roadside, has been underpinned in the past. The sellers are seeking to provide further information in this regard.



TENURE

We understand the property is freehold and would be offered with vacant possession on completion.

VIEWING ARRANGEMENTS

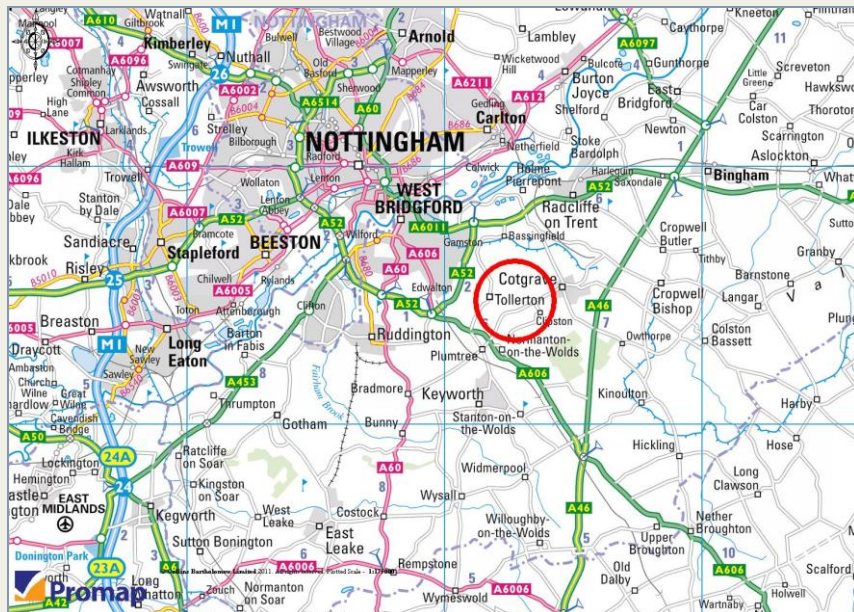
If you are interested in 116 Cotgrave Lane and would like to arrange a viewing, please contact us on 01636 815544 www.smithandpartners.co.uk

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATING - D

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 0790-0281-0322-4606-3063

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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