



194 Ringleas,
Cotgrave, NG12 3PB

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Offered to the market with no upward chain, this semi detached family home is presented in good decorative order throughout, and provides spacious accommodation including; an entrance hallway, a living room, and a modern fitted dining kitchen on the ground floor, with three well proportioned bedrooms, and a contemporary fitted bathroom on the first floor.

Benefiting from gas central heating with a combination boiler, and UPVC double glazing, the property has a privately enclosed garden to the rear, a further garden to the front, and a driveway providing off road parking for one vehicle.

Situated in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of excellent facilities including; shops and churches, an outstanding primary school, a leisure centre with swimming pool, a state of the art doctors surgery and library hub, public houses, a golf course, and a country park. There are transport links and main road routes to Nottingham, Leicester, Newark, and beyond.

Early viewing is recommended.

Guide Price £220,000





ACCOMMODATION

The UPVC entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, and a door into the living room, along with open access to the dining kitchen.

The spacious living room has a window to the front.

The dining kitchen has a range of high gloss wall, drawer and base units in grey, tiled splash backs and wood effect work surfaces, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, plus an integrated electric fan assisted oven, and a gas hob with an extractor hood over. There is a UPVC window to the side, plus a glass panelled UPVC door and patio doors opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch (giving access to the insulated loft space above, which houses the combination boiler), and doors opening to all three bedrooms, and the bathroom.

The bathroom has fully tiled walls, and is fitted with a three piece suite in white comprising: a panelled bath with an electric shower and a glazed screen over, a pedestal wash hand basin, and a wc.

Bedroom one is double in size, has a window to the rear, and a useful storage cupboard.

Bedroom two is also double in size, and has a window to the front.

Completing the accommodation, bedroom three is single in size, has a window to the front, and a wardrobe and shelving space (over the stairs).

OUTSIDE

To the front of the property there is a pedestrian gate giving access to a pathway that leads to the entrance door. The adjacent garden is laid to lawn, with a hedged boundary. The driveway to the side provides off road parking for one vehicle.

A gated pathway leads to the side and rear of the property. A brick built coal store is situated at the side of the property.

The privately enclosed garden to the rear of the property includes a patio seating area, and a lawned area. With hedged and fenced boundaries, the garden has an external power point, an external light, and an external tap.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2026/2027 £1,774.73.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

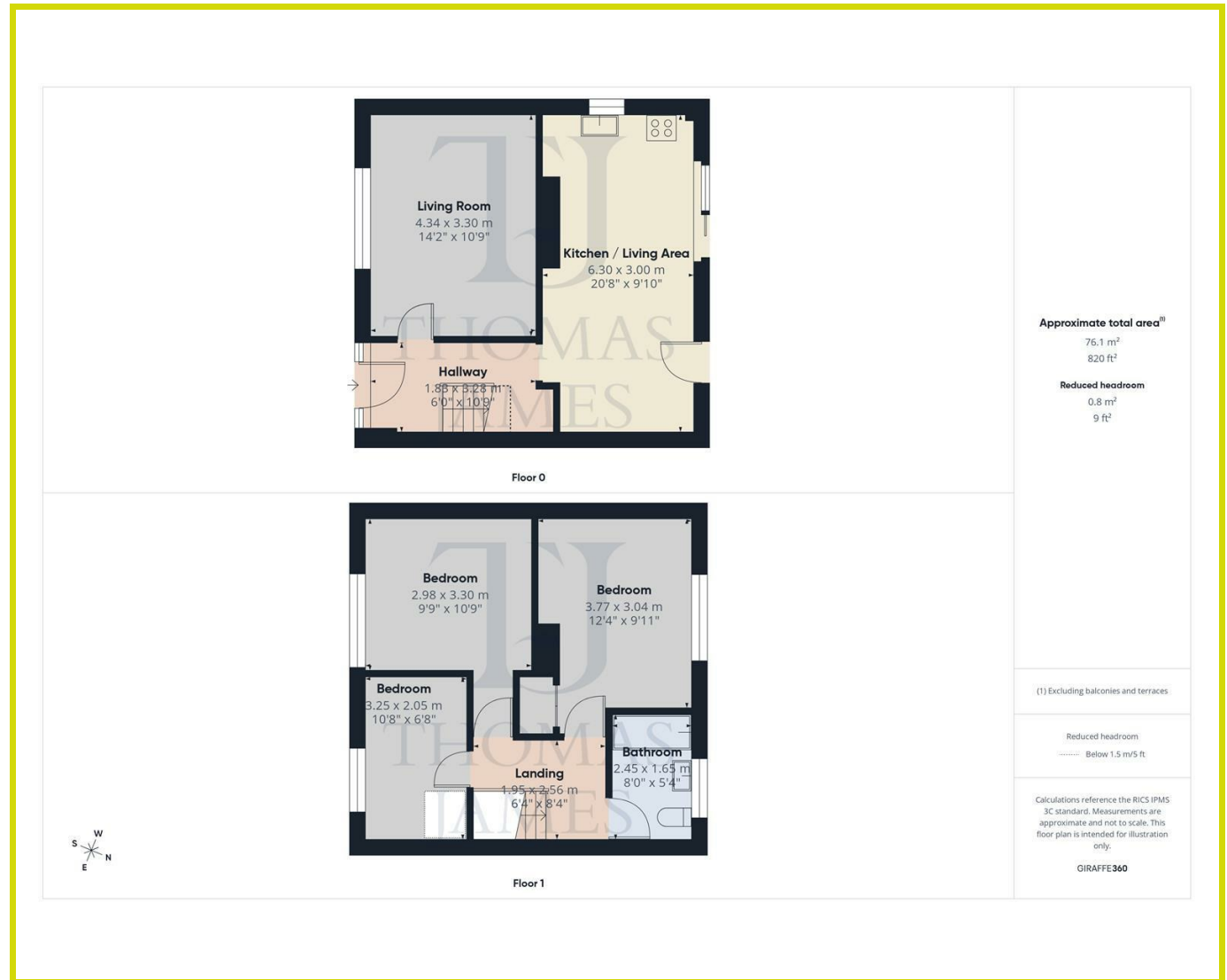
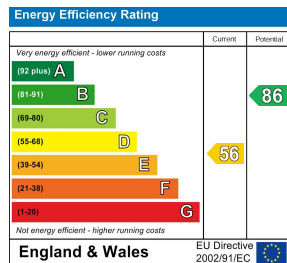


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MONEY LAUNDERING

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