



98a Ringleas,
Cotgrave, NG12 3NE

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Thomas James are delighted to offer this brand new detached family home to the market.

The property provides spacious accommodation arranged over two floors including: an entrance hallway, a living room, a fitted dining kitchen with French doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the family bathroom.

The property occupies a good size plot, with wrap around gardens to the front, side and rear (west facing to the rear), plus a double driveway providing off road parking for two vehicles.

Built and finished to a high standard, we understand the property has been signed off with the required certification. There is newly installed gas central heating, UPVC double glazing, and an electric vehicle charging point.

Situated in a sought after location in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of the excellent facilities including the state of the art doctors surgery and library hub, plus primary schools, shops, public houses, a leisure centre with swimming pool, a golf course, and a country park. There are local transport links and main road routes to Nottingham, Leicester, the surrounding villages, and further afield.

Early viewing is highly recommended to appreciate this property!

£285,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, a large under stairs storage cupboard, and doors giving access to the living room the dining kitchen, and the ground floor wc.

The living room has a window to the front, and laminate flooring.

The dining kitchen has a range of Shaker style wall, drawer and base units in navy, wood work surfaces, a Belfast sink with a mixer tap over, and integrated appliances including: a washing machine, a dishwasher, an electric oven, and a gas hob. The wall mounted Ideal central heating boiler is housed in a cabinet here, there is a window to the rear, and French doors opening out to the rear garden from the dining area.

The ground floor has a low flush wc, and a wash hand basin with vanity drawers beneath.

On reaching the first floor, the landing has a loft access hatch (giving access to the insulated loft space above), a storage cupboard with shelving, and doors into all three bedrooms, and the family bathroom.

Bedroom one is double in size, and overlooks the front.

Bedroom two is also double in size, and overlooks the rear.

Single in size, bedroom three overlooks the rear.

Completing the accommodation, the family bathroom has a contemporary suite comprising: a panelled bath with a mains fed shower and a glazed screen over, a wash hand basin set in a vanity unit with storage drawers beneath, and a concealed flush wc. There is a large heated towel rail here.

OUTSIDE

To the front of the property there is timber gated access to the garden, which has a timber fenced boundary, and a pathway leading to the entrance door, and around to the side and rear of the property. The garden has been seeded.

The west facing rear garden is of a good size. There is a stone chipped hard standing area, and a pathway to the French doors opening from the dining kitchen. Also timber fence enclosed, the garden has pedestrian gated access to the double width driveway beyond, which provides off road parking for up to two vehicles. (This property has pedestrian access from Ringleas, and vehicular access to the private driveway from Burhill).

Council Tax Band

Council Tax Band to be confirmed at a later date. Rushcliffe Borough Council.

We are advised that an application has been made to register this property for council tax purposes. A council band will follow in due course.

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.

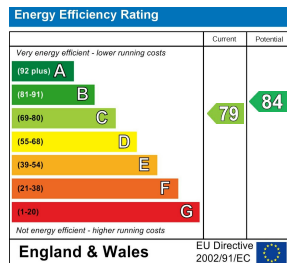


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MONEY LAUNDERING

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