

Windmill Close

Gotham, Nottingham, NG11 0JF



A very spacious, modern home, situated in a quiet cul-de-sac in the ever-popular village of Gotham, offering plentiful living space, private rear garden and off road parking, being sold with no onward chain.

£280,000



John German

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

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 over three storeys comprises; three large bedrooms, en-suite, family bathroom, ground floor W.C., living room and kitchen/diner.

Externally, the rear garden is of good size and very private, laid to lawn with patio seating area and attractive mature borders. The driveway to the front provides parking for one vehicle with the potential to create further directly in front of the kitchen window.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: 2 parking spaces adjacent to property

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - 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 C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/08052026

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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