



**Broadmeer, Cotgrave**  
Nottingham, NG12 3JB





## Broadmeer, Cotgrave Nottingham, NG12 3JB £190,000

Offered to the market is this Two Double Bedroom, Semi-Detached Home. Located within the popular Village of Cotgrave with good local amenities and school catchments and accommodation comprising: Entrance Hall, double aspect Living Room, modern Breakfast Kitchen, Utility cupboard, Two spacious Double Bedrooms, contemporary Family Shower Room, Gardens and off street parking. Council Tax Band - B. EPC Rating- D. Freehold.

### Entrance

Composite front door into Entrance Hall.

### Entrance Hall

Doors to the Living Room and Breakfast Kitchen, having tiled flooring and stairs rising to the first floor.

### Breakfast Kitchen

14'10" x 9'2" (4.54 x 2.80)

Fitted with a modern range of base and wall mounted units with marble effect work surface over, inset contemporary sink and drainer, space and plumbing for washing machine, space for fridge freezer, inset electric fan assisted oven and grill with electric touch hob and extractor fan over, uPVC double glazed window to the side elevation, uPVC double glazed French doors leading out to the Rear Garden, continuation of the tiled flooring and door to the Utility Cupboard.





### Utility Cupboard

Space for further appliance, wall mounted gas central heating boiler and uPVC double glazed window to the front elevation.

### Living Room

**3.78 max x 5.54 max**

A light and bright double aspect room with uPVC double glazed windows to the front and rear elevations, wood effect flooring and television point.

### Landing

UPVC double glazed window to the rear elevation, wood effect flooring and doors to the Bedrooms and Shower Room accommodation.

### Master Bedroom

**9'4" x 18'3" (2.86 x 5.57)**

UPVC double glazed windows to the front and side elevations and wood effect flooring.

### Bedroom Two

**12'0" max x 9'1" min (3.68 max x 2.77 min)**

UPVC double glazed window to the front elevation, television and wood effect flooring.

### Shower Room

**5'6" max 8'11" max (1.69 max 2.72 max)**

Fitted with a contemporary three piece suite comprising: W.C., wash basin and shower cubicle with chrome rain shower over, stainless steel vertical heated towel rail, modern tiling to the walls, wood effect flooring and uPVC double glazed window to the rear elevation.

### Rear Garden

Laid mainly to lawn with a patio area ideal for entertaining and alfresco dining and having a pedestrian timber gate accessing the front.

### Front Garden

Laid mainly to lawn with pathway leading to the entrance.

### Money Laundering Regulations

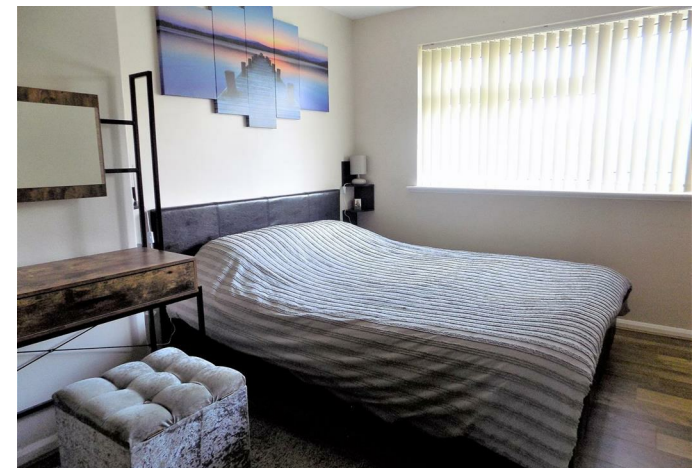
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances

have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



t: 01949839839  
e: bingham@newtonfallowell.co.uk  
[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)

TOTAL APPROX. FLOOR AREA 710 SQ.FT. (65.9 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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