



8 Whitelands,  
Cotgrave, NG12 3PP

TJ  
THOMAS  
JAMES

# 8 Whitelands, Cotgrave, NG12 3PP

\*\*\*\*OPEN TO OFFERS\*\*\*\*

Offered to the market with no upward chain, this mid terraced home is in need of refurbishment throughout, and is an excellent opportunity for purchasers to add value!

The property provides accommodation arranged over two floors including; a UPVC porch, an entrance hallway, a living room, and a kitchen on the ground floor, with the first floor landing giving access to two double bedrooms, two single bedrooms, and a shower room.

Benefiting from UPVC double glazing, and gas central heating with an Ideal combination boiler which was installed in 2025, the property has a south east facing garden to the rear, and a further garden to the front.

Situated in a popular position, in the sought after south Nottinghamshire village of Cotgrave, the property is within easy reach of excellent local 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, and beyond.

## Offers Invited £175,000





### **ACCOMMODATION**

UPVC French doors open into the UPVC entrance porch. The entrance porch has a quarter height wall, UPVC double glazed windows to the sides, and further UPVC French doors opening into the entrance hallway.

The entrance hallway has stairs rising to the first floor, a meter cupboard, and doors opening into the kitchen, and the living room.

The living room has a window to the front.

The kitchen has wall and drawer units, and roll edge work surfaces. The wall mounted Ideal combination boiler is housed here, there is a window to the rear, and a UPVC door giving access to the rear garden.

On reaching the first floor, the landing has a loft access hatch, an open store cupboard, and doors into all four bedrooms, and the shower room.

Both double bedrooms overlook the front, and have fitted bedroom furniture.

The single bedrooms both overlook the rear.

Completing the accommodation, the shower room has a walk in shower (allowing for easy access) with an electric shower, a wash hand basin, and a wc.



### **OUTSIDE**

At the front of the property there is a lawned garden (Interested parties should note that there is a dropped kerb, making off road parking on this garden possible).

A covered pathway at the side of the property leads to the rear garden.

The south east facing rear garden is laid mainly to lawn. There is a useful brick store housed here, and access to an integral store room with plumbing for WC.

All garden areas are in need of attention.

### **Council Tax Band**

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

### **Referral Arrangement Note**

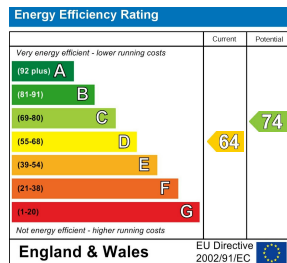
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## MONEY LAUNDERING

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GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



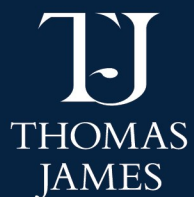
1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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