



10 Hickling Way,
Cotgrave, NG12 3NY

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Offered to the market with no upward chain, this end terraced home has been attractively renovated and modernised, and provides immaculately presented accommodation arranged over two floors including; an entrance hallway, a fitted dining kitchen with a range of integrated appliances, an inner hallway (which would make an ideal office area), a wc, plus a living room with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to four good size bedrooms, and a contemporary four piece family bathroom.

Benefiting from UPVC double glazing, gas central heating with a combination boiler, oak internal doors to the ground floor, and made to measure fitted slatted blinds to the windows, the property enjoys an enclosed garden to the rear, a further garden to the front, plus a block paved driveway providing off road parking at the side.

Situated 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, and the surrounding villages.

Early viewing is highly recommended to appreciate the high standard of accommodation offered! An ideal first time purchase.

£250,000





ACCOMMODATION

The composite entrance door at the side of the property opens into the entrance hallway. The entrance hallway has a cloaks cupboard, and an open archway into the fitted dining kitchen.

The dining kitchen has a range of high gloss (soft close and handleless) wall, drawer and base units in cream, space for an American fridge/freezer, and a range of integrated appliances including; a washing machine, a separate dryer, a dishwasher, a microwave, a double oven, and an induction hob with an extractor hood over. There is a window to the front, and a door opening to the inner hallway.

The inner hallway has stairs rising to the first floor (with an oak bannister), an under stairs storage cupboard, herring bone style tiled flooring, and doors opening to the living room, and the ground floor wc.

The ground floor wc is fitted with a modern suite comprising a vanity unit incorporating the wash hand basin, plus a wc.

The bright and spacious living room has a feature gas fire with a marble surround, a window overlooking the rear garden, and French doors opening out.

On reaching the first floor, the landing has a useful storage cupboard with shelving, a loft access hatch (giving access to the insulated and partially boarded loft space above, which houses the Ideal Logic combination boiler), and doors into all four bedrooms, and the four piece family bathroom.

Bedroom one overlooks the rear, and has wardrobes with mirrored sliding doors.

Bedroom two overlooks the front, and has wardrobes with mirrored sliding doors.

Bedroom three is single in size, and overlooks the rear.

Bedroom four is also single in size, overlooks the front, and has fitted furniture including wardrobes and desk/dressing table space.

Completing the accommodation, the family bathroom is fully tiled, and fitted with a contemporary four piece suite comprising; a panelled bath with a hand held shower over, a double corner shower enclosure (with a MIRA electric shower. with separate rainfall and power shower heads), plus a vanity unit incorporating the rectangular wash hand basin, the concealed flush wc, and storage drawers. There is a heated towel rail.

OUTSIDE

At the front of the property there is a low maintenance slate chipped garden, with a fenced boundary.

The block paved driveway provides off road parking, and in turn gives access to the entrance door at the side. There is an external tap, an external power point, and gated pedestrian access to the rear garden.

The south west facing rear garden includes; a large patio seating area, a shaped lawn, pebbled beds, and bark chipped area (making an ideal children's play area). Timber fence enclosed, the garden also houses a TIMBER SHED with power and lighting connected (measuring approx. 3m x 5m)

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

Referral Arrangement Note

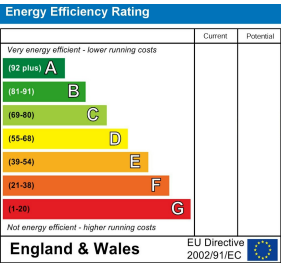
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