



17 Parkin Close,
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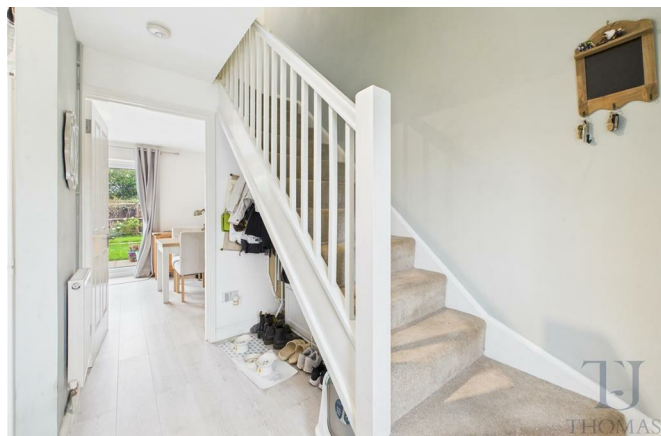
Situated on a quiet cul-de-sac, this well appointed and presented semi detached home provides accommodation including; an entrance hallway, a fitted kitchen, and a spacious living room with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to two bedrooms, and the fitted family bathroom.

Benefiting from UPVC double glazing, and gas central heating with a combination boiler and HIVE controls, the property has gardens to the front, side and rear, plus a driveway at the side providing off road parking for up to two vehicles.

Located in the picturesque Vale of Belvoir village of Cropwell Bishop, the property is within easy reach of excellent facilities including a doctors surgery, a church, a primary school, village shops, a creamery, public houses, and countryside walks. Main road routes and local transport links give access to neighbouring villages including Cotgrave and Bingham.

Early viewing is highly recommended.

£180,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, open access into the kitchen, and a door into the living room.

The kitchen has a range of wall, drawer and base units in white, tiled splash backs and wood effect work surfaces, a stainless steel sink and drainer unit, space and plumbing for both a washing machine and a dishwasher, space for a fridge/freezer, plus an integrated fan assisted oven, and an induction hob with a stainless steel extractor hood over. A window overlooks the front.

Spanning the width of the property at the rear, the spacious living room enjoys plenty of natural light, with French doors opening to the garden.

On reaching the first floor, the landing has a loft access hatch (giving access to the partially boarded loft space above, housing the combination boiler), and door into both bedrooms, and the family bathroom.

Bedroom one overlooks the front, and has an over stairs wardrobe.

Currently used as an office, bedroom two overlooks the rear, and has fitted wardrobes and desk space.

Completing the accommodation, the family bathroom is fitted with a three piece suite in white comprising; a bath with a mains fed shower and glazed screen over, a pedestal wash hand basin, and a low flush wc. There is a useful storage cupboard here, tiling to two walls, tiled flooring, and a heated towel rail.

OUTSIDE

At the front of the property there is a lawned garden, and a pathway leading to the entrance door.

The driveway at the side provides off road parking for up to two vehicles. There is timber gated access to the rear garden.

The north facing rear garden is privately enclosed by timber screen fencing and includes; a patio seating area, a shaped lawn, and shrub borders.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,029.53.

Referral Arrangement Note

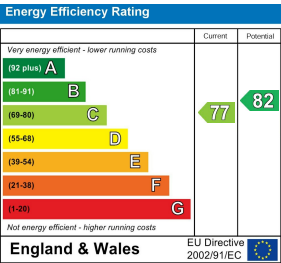
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