



18 Cartbridge,  
Cotgrave, NG12 3PF

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This immaculately well presented semi detached home provides spacious accommodation arranged over two floors including; an entrance hallway, a living room, and a dining kitchen to the ground floor, with the first floor landing giving access to three bedrooms, and the fitted family bathroom.

Benefiting from gas central heating, UPVC double glazing, a security alarm, and oak internal doors, the property has enclosed and attractively landscaped gardens to the rear, a driveway to the front, plus a garage (accessed via a shared driveway, and currently used for storage purposes) at the side.

Situated in the popular 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.

Early viewing is recommended.

£220,000





## ACCOMMODATION

The UPVC entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, the electric consumer unit (housed under the stairs), Karndean flooring, and doors opening to the living room, and the dining kitchen.

The bright living room has a window to the front, Karndean flooring, and feature wood panelling to one wall.

The dining kitchen has a range of wall, drawer and base units in black, tiled splash backs and square edge work surfaces, space and plumbing for a washing machine, space for an American style fridge/freezer (the existing appliance to remain as a part of the sale), plus an integrated fan assisted oven, and an electric hob. The wall mounted combination boiler is housed in a cabinet here, there is a cloaks cupboard, ample space for a dining table and chairs, Karndean flooring, windows to the side and rear, and a UPVC glass panelled door opening to the rear garden.

On reaching the first floor, the landing has a window to the side, a loft access hatch (giving access to the partially boarded and insulated loft space above), and doors opening into all three bedrooms, and the family bathroom.

The family bathroom is fully tiled and has a contemporary suite comprising; a bath with an electric shower and a glazed screen over, a wash hand basin with a touch screen mirror over and a vanity cupboard beneath, and a low flush wc.

There are two double bedrooms, one overlooking the front, and one overlooking the rear (this bedroom with a useful store cupboard).

Completing the accommodation, the third bedroom is single in size, overlooks the front, and has an over stairs store cupboard.

## OUTSIDE

At the front of the property there is a pebbled driveway, with a fenced boundary, providing off road parking.

The shared driveway at the side leads to the GARAGE (No vehicular access. Currently used for storage only, with a pedestrian door opening to the rear garden). There is timber gated pedestrian access into the rear garden.

Fully enclosed, the east facing rear garden has been attractively landscaped and includes; two decked seating areas, a lawned area, and a pathway leading through.

## Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

## Referral Arrangement Note

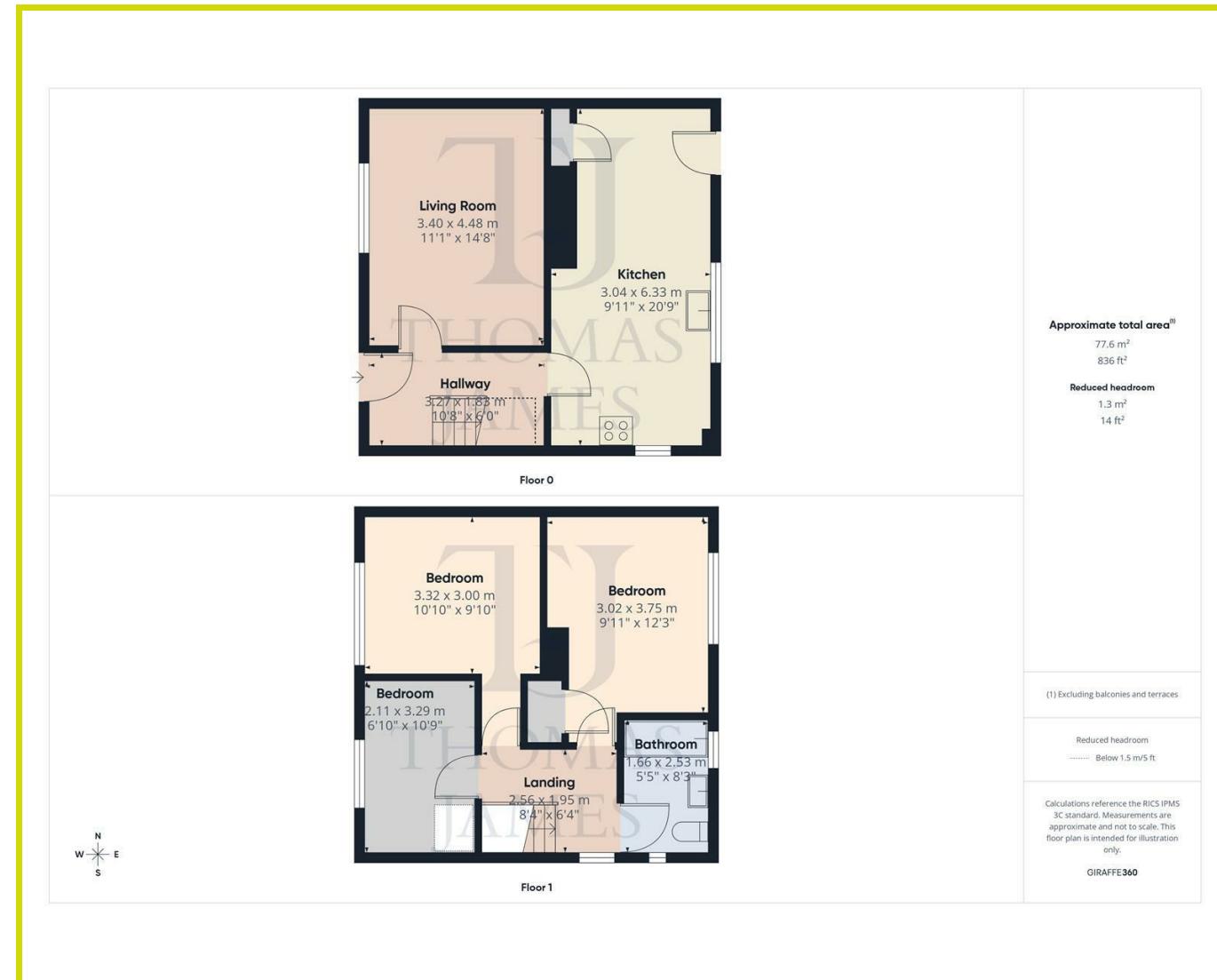
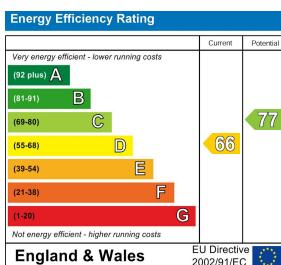
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