



8 Flaxendale,  
Cotgrave, NG12 3NR

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This mid terraced family home provides well presented accommodation arranged over two floors including: an entrance hallway, a living room, a well appointed dining kitchen, and a utility room on the ground floor, with the first floor landing giving access to three bedrooms, and the fitted bathroom.

Benefiting from gas central heating, and UPVC double glazing, the property has a privately enclosed garden to the rear (backing onto local woodland), plus a driveway at the front providing off road parking for up to four vehicles.

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. Main road routes and local transport links provide access to neighbouring villages, to Nottingham, Leicester, and Newark.

Early viewing is highly recommended.

## Offers Over £200,000





## ACCOMMODATION

The canopied UPVC entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, and doors opening into the living room, and the kitchen.

The living room has a window to the front, and an open fireplace (the chimney is blocked off).

The kitchen has a range of wall, drawer and base units in grey, wooden butchers block work surfaces, a one and a half bowl sink and drainer unit with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, space for a further under counter appliance, plus a New World range master style cooker (with an electric oven and a gas hob). The wall mounted Ideal Logic boiler is housed in a cupboard here, there is attractive wood panelling to the walls, open access to the utility room, a window to the rear and a UPVC glass panelled door opening to the rear garden.

The utility room has a range a matching wall, drawer and base units, roll edge work surfaces, space for a dryer, and space for a tall fridge/freezer.

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

The family bathroom has a three piece suite in white comprising; an L-shaped bath with a mains fed shower and a glazed screen over, a wash hand basin with a vanity cupboard beneath, and a low flush wc. There is an opaque window to the rear, and a heated towel rail.

Bedrooms one and two are both double in size, overlook the front and rear respectively, and have built in wardrobes.

Completing the accommodation, bedroom three is single in size, overlooks the front, and is currently used as an office. There is a useful storage area over the stairs here.

## OUTSIDE

At the front of the property, the driveway provides off road parking for up to four vehicles. There is access to the canopied entrance door, and gated pedestrian access (via a shared covered alley) to the rear. A further gate leads into the rear garden.

Backing onto local woodland, the rear garden is timber fence enclosed, and includes a patio seating area, and a lawned area. The garden has an external tap, an external light, and houses a brick coal shed/outstore.

## Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

## Referral Arrangement Note

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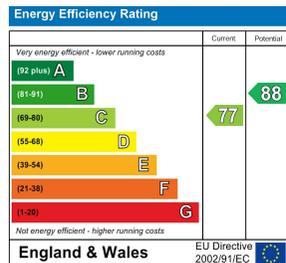


## DISCLAIMER NOTES

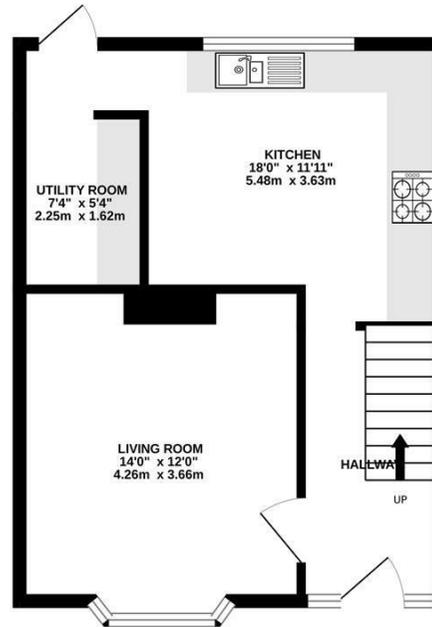
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## MONEY LAUNDERING

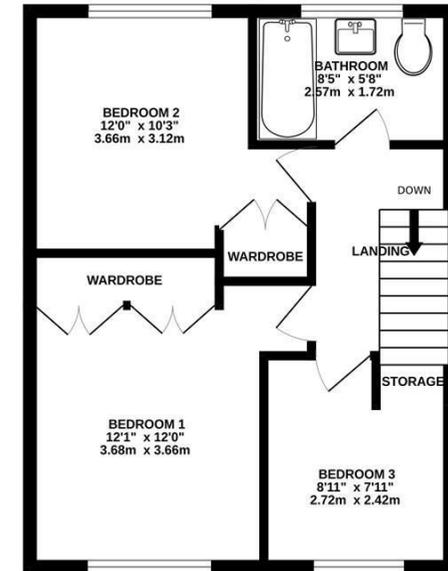
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GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.4 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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