



16 Ash Lea Close,  
Cotgrave, NG12 3PR

TJ  
THOMAS  
JAMES

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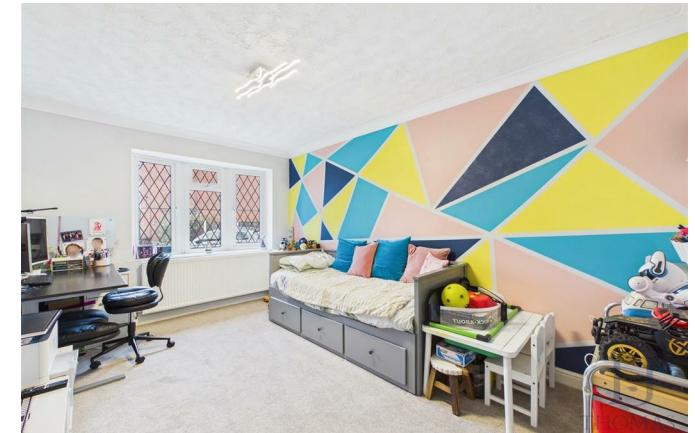
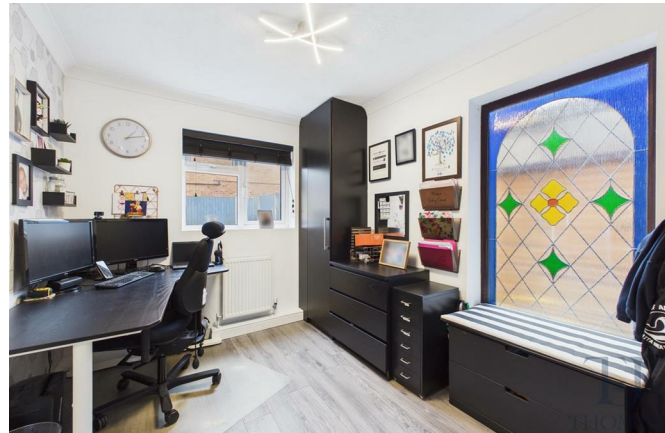
Thomas James are delighted to offer this extended detached family home to the market. The property provides well presented accommodation arranged over two floors including: an entrance hallway, a study, a living room, a dining kitchen with a range of integrated appliances, a family room, and a wc on 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 south east facing enclosed garden to the rear, an open plan garden to the front, plus a tandem driveway and detached single garage at the side providing off road parking.

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 highly recommended to fully appreciate the versatile accommodation this property offers!

**£289,950**





#### ACCOMMODATION

The UPVC entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, and doors opening into the study, and the ground floor wc.

The ground floor wc has a wc, with an integrated wash hand basin.

The study has a window to the rear, and a feature arched stained glass window to the side. The Viessmann combination boiler is housed in a cupboard here, and there is an open archway to the spacious living room.

The living room has a bow window to the front, and glass panelled double doors opening to the dining kitchen.

The dining kitchen has a range of high gloss wall, drawer and base units in cream, under cabinet lighting, tiled splash backs and square edge work surfaces, a one and a half bowl sink and drainer unit (with a waste disposal unit), and integrated appliances including; a washing machine, a dishwasher, a fridge/freezer, a wine fridge, a double fan assisted oven, and an induction hob with an extractor hood over. There is a central island unit, ample space for a dining table and chairs, a door opening into the family room, a window to the rear, and French doors opening to the rear garden.

The family room is a versatile space, with a bow window to the front.

On reaching the first floor, the landing has a loft access hatch with a pull down ladder (giving access to the partially boarded loft space above), a useful store cupboard, and doors opening to all three bedrooms, and the bathroom.

The bathroom has a white suite comprising; an L-shaped bath with a mains fed shower and glazed screen over, and a vanity unit incorporating the wash hand basin and the concealed flush wc. There is an opaque window to the rear, and tiling to the walls.

Bedroom one is double in size, overlooks the rear, and has fitted wardrobes with sliding doors.

Bedroom two is also double in size, and overlooks the front.

Completing the accommodation, bedroom three is single in size, overlooks the front, and has an over stairs wardrobe.

#### OUTSIDE

To the front of the property there is an open plan garden area, laid to lawn, with a pathway to the entrance door.

The tandem driveway at the side provides off road parking, and in turn gives access to the DETACHED SINGLE GARAGE (with a pedestrian door opening to the rear garden). There is an electric car charging point here.

At the opposite side of the property, there is pedestrian gated access to the rear garden.

The south east facing garden at the rear of the property is timber fence enclosed and includes; a patio, a decked seating area, a shaped lawn, and shrub borders.

#### Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,278.27.

#### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



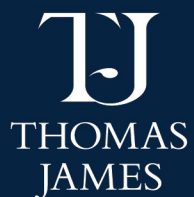
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## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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