



3 Park Lane,
Owthorpe, NG12 3GD

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Thomas James are delighted to offer this delightful, and deceptively spacious cottage style mid terraced home to the market. Occupying an idyllic position in the highly regarded village of Owthorpe, the property enjoys open views across local countryside, at both the front and rear.

The property provides well presented accommodation arranged over two floors including: an entrance porch, an entrance hallway, a dual aspect living room with a feature open fireplace area and French doors opening to the rear garden, plus a country style dining kitchen on the ground floor, with the first floor landing gives access to two double bedrooms, a single bedroom, and a contemporary fitted bathroom.

Benefiting from oil fired central heating (with its own oil tank), UPVC double glazing, and a security alarm, the property has a south facing rear garden with direct access onto farmers fields, and a large driveway at the front providing off road parking for multiple vehicles. A septic tank serves all four properties on the row.

Owthorpe lies around one mile away from the A46, giving easy access to Nottingham, Newark, and the M1. Neighbouring villages of Cropwell Bishop and Cotgrave provide a wealth of facilities, and the excellent Ofsted rated primary school in Kinoulton is around two miles away.

Viewing is essential!

£295,000





ACCOMMODATION

The composite entrance door opens to the entrance porch. The entrance porch has ample space for coats and shoes, and a door opening to the entrance hallway.

The entrance hallway has stairs rising to the first floor, original tiled flooring, open access to the kitchen, and a door opening to the living room.

The dual aspect living room has a bay window to the front, tiled flooring with under floor heating, a feature open fireplace area (not currently used), and French doors opening to the rear garden.

The kitchen has a range of country cottage style Shaker wall, drawer and base units, plenty of work surface space, a Belfast sink, a Rangemaster cooker, an integrated freezer, plumbing for a washing machine and space for a fridge. There is a window to the front, and a large window overlooking the rear garden, an ideal dining space! A useful under stairs cupboard has power points and ample space for a tumble dryer.

On reaching the first floor, the landing has an arched window with views over the countryside to the rear, a shelved storage cupboard, a loft access hatch (giving access to the boarded loft space above, with light), and doors into all three bedrooms, and the family bathroom.

The family bathroom has a high quality contemporary suite comprising; a bath with a mains fed shower and glazed screen over, a wash hand basin with a vanity cupboard beneath, and a low flush wc. There is a towel rail, and tiled walls.

Bedroom one is double in size, has countryside views to the front, and built in wardrobes.

Also double in size, bedroom two enjoys countryside views to the front.

Completing the accommodation, bedroom three is single in size, and is currently used as an office, with fitted office furniture. From this room, there are views over the rear garden, and the farmers fields beyond.

OUTSIDE

At the front of the property the pebbled driveway provides off road parking for multiple vehicles. There is a picket fence to the front boundary, hedges to the sides, and access to the entrance door. The oil tank and boiler are housed at the front.

The attractive south facing garden to the rear includes a patio seating area, a shaped lawn, and well stocked flower and shrub beds. With fenced and hedged boundaries, the garden house a large shed (with a stable style door, power and lighting connected), a further storage shed, and a chicken pen, and has gated pedestrian access directly onto the farmers fields beyond.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,177.45.

Referral Arrangement Note

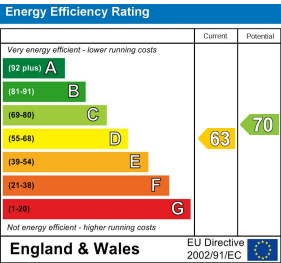
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