



16 Deans Court,
Cotgrave, NG12 3LS

TJ
THOMAS
JAMES

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Thomas James are delighted to offer this recently refurbished semi detached property to the market. Upgraded to a high standard, the property will make a superb family home!

The property provides spacious accommodation arranged over two floors including; an entrance hallway, a living room, and a dining kitchen with French doors opening to a conservatory on the ground floor, with the first floor landing giving access to three bedrooms, and the family shower room.

Benefiting from UPVC double glazing, gas central heating with recently installed plumbing, and solar panels (rented through A Shade Greener), the property has also been rewired, has a recently installed composite entrance door, and oak internal doors throughout.

There is a low maintenance garden to the rear of the property, and a stone chipped driveway to the front, providing off road parking for up to two 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. There are excellent transport links and main road routes to Nottingham and Leicester, and beyond.

Offered to the market with no upward chain. Early viewing is highly recommended.

Offers Over £230,000





ACCOMMODATION

The composite entrance door opens into the entrance hallway. The entrance hallway has an under stairs storage cupboard, and doors into the kitchen, and the living room.

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

The dining kitchen has Shaker style wall and base units, roll edge work surfaces with matching upstands, space and plumbing for a washing machine, space for a fridge/freezer, plus a built in fan assisted oven, and an induction hob. The wall mounted Worcester Bosch boiler is housed in a cabinet here, there is a floor to ceiling window to the rear, and French doors opening to the conservatory.

Of UPVC construction, the conservatory has a radiator (making the room a useable area all year round), and French doors opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch (giving access to the insulated loft space above, where solar panel controls are housed), and doors into all three bedrooms, and the family shower room.

There are two double bedrooms, one overlooking the front, and one overlooking the rear. Both rooms have some feature wood panelling to the walls.

The single bedroom overlooks the front.

Completing the accommodation, the family shower room has a walk in shower, a pedestal wash hand basin, and a wc. There is tiling to the splash backs and the floor, and an opaque window to the rear.

OUTSIDE

To the front of the property, the stone chipped driveway provides off road parking for up to two vehicles, and gives access to the entrance door. A pathway gives secure gated access to the side and rear.

The low maintenance south east facing rear garden is laid mainly to artificial lawn. Timber fence enclosed, the garden also houses a useful brick outstore, has an outside power point and an outside tap.

Solar Panels

We are advised that the solar panels at the property are rented through A Shade Greener.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

Referral Arrangement Note

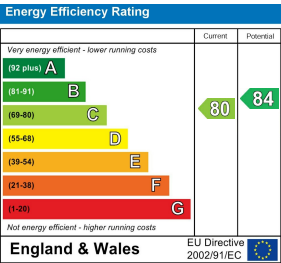
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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.

DISCLAIMER NOTES

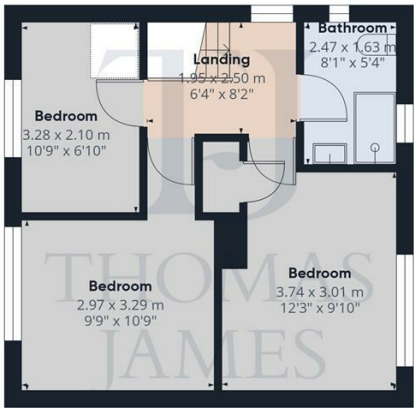
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MONEY LAUNDERING

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Floor 0



Floor 1

Approximate total area⁽¹⁾
84.3 m²
908 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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