



15 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.

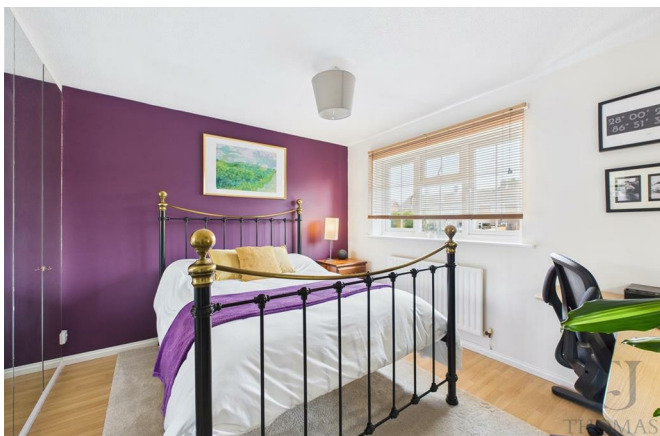
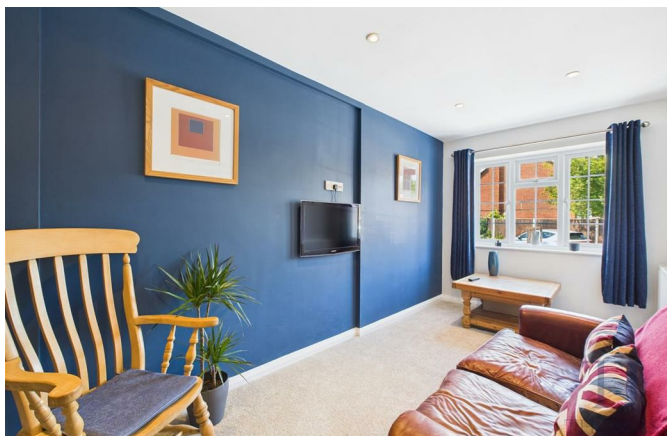
The property provides spacious and well presented accommodation arranged over two floors including; an entrance porch, an entrance hallway, a dual aspect living room with French doors opening to the rear garden, a separate family room, a dining kitchen with a range of integrated appliances, and a wc on the ground floor, with the first floor landing giving access to three double bedrooms (one with a dressing area and an en-suite shower room), a single bedroom, and the family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property boasts a well maintained south facing garden to the rear, and a driveway providing off road parking for up to three vehicles at the front.

Situated in a cul-de-sac position 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 and Leicester.

Viewing is essential.

£429,950





ACCOMMODATION

The UPVC entrance door opens to the entrance porch. The entrance porch has a feature porthole window to the side, space to hang coats, and a wood entrance door opening to the entrance hallway.

The entrance hallway has stairs off to the first floor, and doors into the living room, the family room, the dining kitchen, and the ground floor wc.

The ground floor wc has a wc, and a wash hand basin.

The spacious dual aspect living room has a feature log burner, a bay window to the front, and French doors opening to the rear garden.

The family room (converted from the original garage), has a window to the front, and provides a great space for a multitude of uses!

The dining kitchen has a range of matching wall, drawer and base units in cream, solid wood work surfaces, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a dryer, plus integrated appliances including: a fridge, two freezers, a NEFF oven, a microwave oven, and a five ring gas hob. This extended room has a vaulted ceiling with Velux windows, a central breakfast bar area, ample for space for a dining table and chairs, an under stairs pantry cupboard (with light), two windows to the rear, and French doors opening to the garden.

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

The dual aspect master bedroom has windows to the front and rear, and has space for a dressing area. From the master bedroom, the en-suite shower room has a walk in shower enclosure with two shower heads, a wash hand basin, and a wc. The en-suite shower room is fully tiled, and has a Velux window.

Bedrooms two and three are double in size. Bedroom two has built in wardrobes with mirrored sliding doors.

Bedroom four is single in size, overlooks the front, and has a built in wardrobe.

Completing the accommodation, the family bathroom has a three piece suite in white comprising: a bath with a mains fed shower over, a pedestal wash hand basin, and a wc. The bathroom is fully tiled, and has a window to the rear.

OUTSIDE

At the front of the property, the driveway provides off road parking for up to three vehicles. There is wrought iron pedestrian gated access to the side and rear.

The attractive south facing rear garden includes; a large patio seating area, well stocked flower and shrub beds, a shaped lawn, and a pond. Timber fence enclosed, the garden has an external tap, external lighting, external electrical points, and also houses a large timber shed.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,278.27.

Referral Arrangement Note

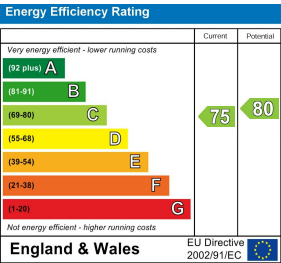
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