



16 Fern Lea Avenue,
Cotgrave, NG12 3PX

16 Fern Lea Avenue, Cotgrave, NG12 3PX

Thomas James are delighted to offer this detached family home to the market.

The property provides well presented accommodation arranged over two floors including: an entrance hallway, and an L-shaped living/dining room with open access to the contemporary fitted kitchen on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the family bathroom.

Benefiting from gas central heating, UPVC double glazing, oak internal doors to the ground floor, and fitted blinds to the windows, the property has a large north facing garden to the rear, plus a driveway at the side and rear, and a single garage providing off road parking for a number of vehicles.

Occupying a pleasant position 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 local transport links and main road routes to Nottingham, Leicester, and the surrounding villages.

Early viewing is recommended.

£260,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, and a door opening into the living/dining room.

The dual aspect living/dining room has a bay window to the front, open access to the fitted kitchen, and French doors opening to the rear garden.

The kitchen has a range of handleless wall, drawer and base units in grey, quartz work surfaces and upstands, an integrated washing machine, and integrated NEFF appliances including; a fridge/freezer, a "hide & slide" fan assisted oven, and an induction hob. There is a breakfast bar with a feature light over, a large PANTRY cupboard, a cupboard housing the Main combination boiler, a window to the rear, and a UPVC door opening to the driveway at the side.

On reaching the first floor, the landing has an oak and glass panelled bannister, a loft access hatch, and doors into all three bedrooms, and the family bathroom.

Bedroom one is double in size, has a window to the front, and wood panelling to one wall.

Bedroom two is also double in size, has a window to the rear, wood panelling to one wall, and built in wardrobes, shelves, and drawers.

Bedroom three is single in size, and has a window to the front.

Completing the accommodation, the family bathroom has a wash hand basin with a vanity cupboard beneath, a wc, and a panelled bath with an electric shower over.

OUTSIDE

At the front and side of the property the stone chipped driveway provides off road parking for a number of vehicles, and in turn gives access to the entrance door, and the GARAGE (with a recently installed up and over door, a recently installed pedestrian door, plus an electric vehicle charging point). There is timber gated pedestrian access to the rear garden.

Enclosed by timber screen fencing, the north facing rear garden is laid mainly to lawn, with a patio seating area.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,278.27.

Referral Arrangement Note

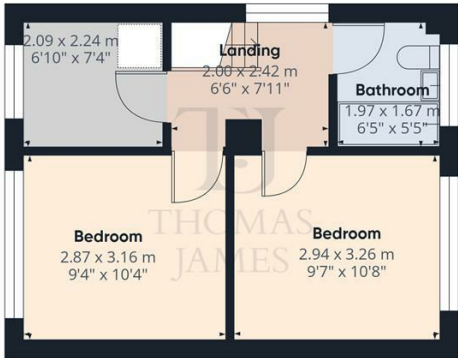
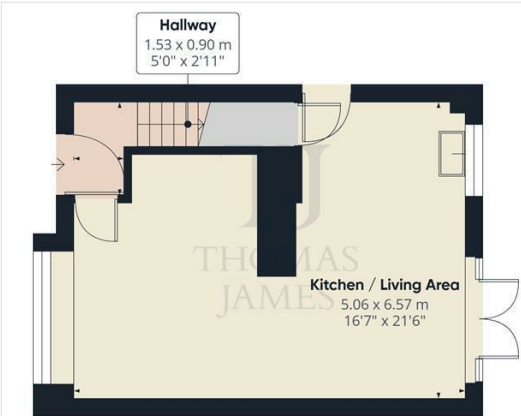
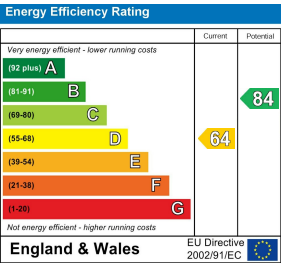
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

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.



Approximate total area⁽¹⁾
77.6 m²
835 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.

GIRAFFE360



Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

