



6 Kingston Drive,  
Cotgrave, NG12 3LL



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

Extended to the ground floor, the property provides versatile and well presented accommodation arranged over two floors including: an entrance porch, a large living room, a conservatory, a kitchen/diner, a utility room, a wet room, and a second reception room (with its own external entrance door) to the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from gas central heating (with HIVE controls), and UPVC double glazing, the property has an attractive east facing garden to the rear, plus a double width resin driveway at the front providing off road parking for up to two vehicles.

Occupying a pleasant cul-de-sac 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 highly recommended.

£275,000





## ACCOMMODATION

The composite entrance door opens into the entrance porch. The entrance porch has ample space for hanging coats, and a UPVC door opening into the living room.

The living room has a large window to the front, allowing plenty of light into the room, stairs rising to the first floor, and doors into the utility room, and the kitchen/diner.

The kitchen/diner has a range of (handleless) matte wall, drawer, and base units, square edge work surfaces, a one and a half bowl sink and drainer unit with a mixer tap over, and integrated appliances including; a slimline dishwasher, a fan assisted electric oven, and an induction hob. There is a window to the rear, and a UPVC panelled door opening to the conservatory.

Of UPVC construction, the conservatory has under floor heating, fitted electric (remote controlled) blinds, and French doors opening to the rear garden.

The utility room has wall, drawer and base units, a sink and drainer unit, space and plumbing for a washing machine, and space for a tumble dryer. The wall mounted Ideal Logic combination boiler is housed here, there is a sloping roof, a Velux window, a door into the wet room, and a UPVC door opening to the garden.

The wet room has an electric shower, a wash hand basin, and a low flush wc. There is a Velux window, and under floor heating.

The versatile second reception room has a sloping roof, a Velux window, a window, and a door leading outside. Currently used as a craft room, this useful space would lend itself easily to a multitude of uses!

On reaching the first floor, the landing has a window to the side, a loft access hatch (with a pull down ladder, giving access to the boarded loft space above, with light), and doors into all three bedrooms, and the family bathroom.

Bedroom one is double in size, and overlooks the front.

Bedroom two is also double in size, overlooks the rear, and has Sharps fitted wardrobes.

Currently used as an office, bedroom three is single in size, overlooks the front, and has an over stairs storage space.

Completing the accommodation, the family bathroom has a high quality suite including; a low sided bath with an electric shower over, and a vanity unit incorporating the concealed flush comfort height wc, and the wash hand basin. There is a window to the rear.

## OUTSIDE

At the front of the property, the double width resin driveway provides off road parking for up to two vehicles.

There is a good size east facing garden to the rear of the property, which includes a decked seating area, a shaped lawn, well stocked shrub borders, and established trees. Timber fence enclosed, the garden also houses two storage sheds.

## 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.

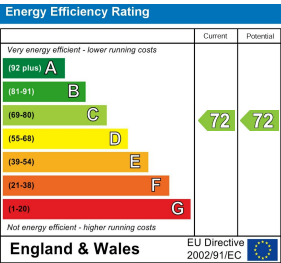


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# MONEY LAUNDERING

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