



2 West Furlong,
Cotgrave, NG12 3NL

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

The property provides accommodation arranged over two floors including; an entrance hallway, a living room, and a dining kitchen on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the family shower room.

Benefiting from gas central heating, and UPVC double glazing, the property occupies a larger than average plot, with gardens to the front, side, and rear, plus a garage and parking space providing off road parking.

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 local transport links and main road routes to Nottingham, Leicester, and the surrounding villages.

Early viewing is highly recommended.

Guide Price £200,000





ACCOMMODATION

The entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, an under stairs storage cupboard, and doors into living room, and the dining kitchen.

The spacious living room has a window to the front.

The dining kitchen has a range of matching wall, drawer and base units in cream, and solid wood roll edge work surfaces. There is space and plumbing for a washing machine, and integrated appliances including a dishwasher, a fridge/freezer, a double fan assisted oven, and an induction hob. The wall mounted Ideal boiler is housed here, there is ample space for a dining table and chairs, a window to the rear, and a UPVC door opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch (giving access to the partially boarded loft space above), and doors into two double bedrooms, a single bedroom, and the family shower room.

Bedroom one overlooks the rear, and has fitted wardrobes, the other two bedrooms both overlook the front.

The family shower room has a double shower enclosure, a wc, and a wash hand basin with vanity drawers beneath. There is tiling to the walls, and a heated towel rail.

OUTSIDE

At the front of the property there is a lawned garden, and a pathway to the entrance door. There is gated access to the side and rear.

Timber fence enclosed, the gardens to the side and rear of the property are laid mainly to lawn, with a patio seating area.

Off road parking is provided by the DETACHED SINGLE GARAGE, with a parking space in front.

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.

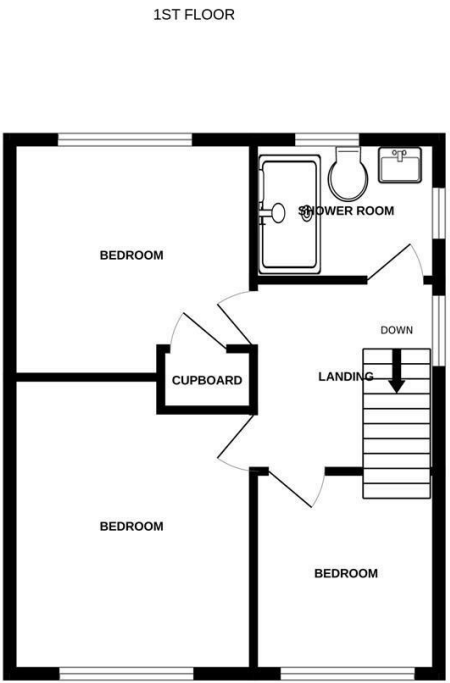
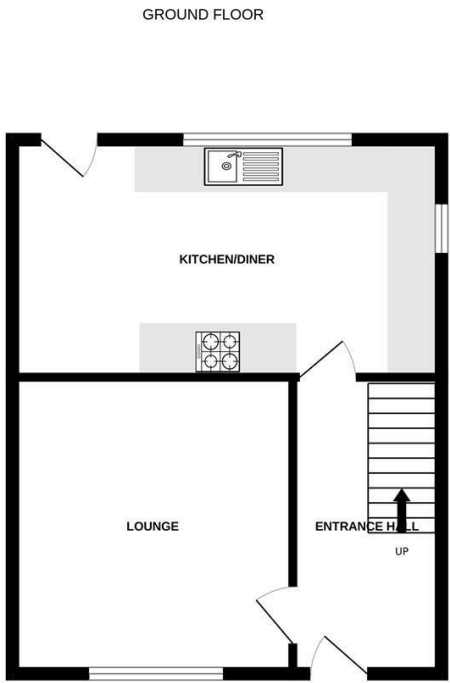
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MONEY LAUNDERING

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

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

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