



22 Ash Lea Close,
Cotgrave, NG12 3PR

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This well presented detached family home provides accommodation arranged over two floors including; an entrance hallway, a dual aspect living/dining room with patio doors opening to the rear garden, plus a fitted kitchen on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the recently refitted family bathroom.

Benefiting from UPVC double glazing, and gas central heating with a combination boiler, the property has enclosed gardens to the rear, further gardens to the front, plus a driveway and a single garage providing off road parking for a number of vehicles.

Situated in a popular cul-de-sac, in the sought after 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. Local transport links and main road routes provide access to Nottingham, Leicester, Newark and beyond.

Viewing is highly recommended.

Guide Price £280,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor with under stairs storage units beneath, and doors into the kitchen, and the living/dining room.

The bright dual aspect living/dining room has a window to the front, a feature gas fire set with a wooden surround, and sliding patio doors opening to the rear garden.

The kitchen has a range of Shaker style wall, drawer and base units in cream, tiled splash backs and roll edge work surfaces, space for a fridge/freezer, and integrated appliances including; a dishwasher, a fan oven, and a gas hob. The wall mounted Worcester Bosch combination boiler is housed here, there is a window to the rear, and a UPVC door opening to the drive at the side.

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

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

Bedroom two is also double in size, and overlooks the front.

The third bedroom is single in size, overlooks the front, has an over stairs storage unit, and half height wood panelling to one wall.

Completing the accommodation, the recently modernised family bathroom is fitted with a three piece suite in white comprising; a bath with a mains fed shower and glazed screen over, a pedestal wash hand basin, and a wc. There is a window to the rear, a towel rail, and tiling to the walls.



OUTSIDE

At the front of the property the tarmac driveway provides off road parking for up to two vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door, power and light connected, wall and base units, a sink and drainer unit (with cold water feed only), plumbing for a washing machine, space for a dryer, and a UPVC pedestrian door to the rear garden).

The adjacent garden is laid mainly to lawn, with a hedged boundary, and a pathway to the entrance door. There is gated access to the rear.

The rear garden includes a patio seating area, a shaped lawn, and mature shrub borders and beds. Fully enclosed by timber screen fencing, the garden has an external tap, and an external light.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,278.27.

Referral Arrangement Note

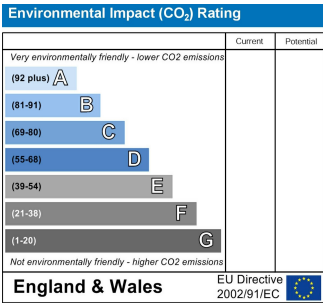
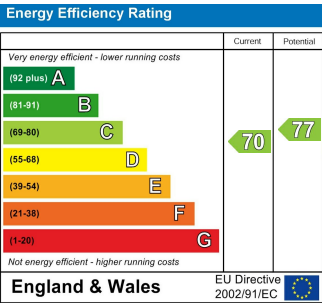
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