



35 Whitelands,
Cotgrave, NG12 3PP

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Thomas James are delighted to offer this immaculately well presented semi detached family home to the market.

The property provides spacious accommodation arranged over two floors including; an entrance hallway, a living room, and a recently refitted dining kitchen on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has a large south east facing garden to the rear, plus a block paved driveway at the front providing off road parking.

Situated in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of an excellent range of 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 excellent transport links and main road routes to Nottingham and Leicester.

Early viewing is recommended.

Offers Over £220,000





ACCOMMODATION

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

The living room has a large window to the front, allowing plenty of natural light into the room, a feature gas fire set in a wooden surround, and a fitted desk to the alcove.

Recently refitted, and spanning the width of the property at the rear, the dining kitchen has a range of Wren wall, drawer and base units, wood effect square edge work surfaces, an integrated fridge/freezer, an integrated fan oven, and a gas hob with an extractor hood over. The wall mounted Viessmann combination boiler is housed here, there is a window to the rear, a built in bin storage unit, ample space for a dining table and chairs, and a UPVC door opening to the garden.

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

The family bathroom has a three piece suite in white comprising; a P-shaped bath with a shower and glazed screen over, a wash hand basin with vanity drawers, and a low flush wc.

Bedrooms one and two are both double in size. Bedroom one has wardrobes with mirrored sliding doors.

Completing the accommodation, bedroom three is single in size, and overlooks the front.

OUTSIDE

To the front of the property, the block paved driveway provides off road parking for up to two vehicles, and gives access to the entrance door. There is a picket fence to the boundary, and gated pedestrian access to the side and rear.

The south east facing rear garden includes a decked seating area, a shaped lawn, raised shrub borders, and a patio seating area. Timber fence enclosed, the garden has a security light, an external tap, and houses a large brick built outstore (with a workbench, a UPVC window and a pedestrian door).

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

Referral Arrangement Note

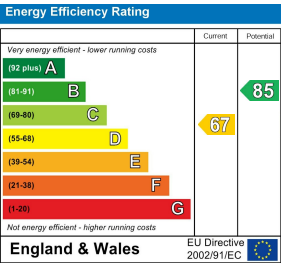
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MONEY LAUNDERING

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