



11 Morkinshire Lane,
Cotgrave, NG12 3HJ

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This characterful family home dates back to the 1800s, and enjoys a sunny plot, in a pleasant position, in the sought after South Nottinghamshire village of Cotgrave.

The property offers immaculately presented accommodation over two floors which includes the entrance hall, breakfast kitchen, shower room, utility room, snug, inner hallway, living room, and family room/study to the ground floor, with four bedrooms and a family bathroom to the first floor.

There is an enclosed garden to the side of the property with lawn and patio area, as well as a courtyard garden to the rear, and driveway providing off road parking to the front.

This unique property boasts a wealth of original features, combined with contemporary living, and is an opportunity not to be missed.

The property is situated right in the heart of Cotgrave, and is within walking distance of excellent local amenities including shops, public houses, a state of the art doctors and library pub, excellent primary schools, a leisure centre with swimming pool, golf course, and a country park.

Early viewing is highly recommended.

Guide Price £425,000





Directions

Morkinshire Lane can be located off Main Road, Cotgrave.

GROUND FLOOR ACCOMMODATION

Composite Entrance Door

With open Brick Porch surround giving access into:-

Entrance Hall

Beams to ceiling, electric thermostat, Amtico flooring, wall lights, open access into the snug, breakfast kitchen, doors into the shower room and utility room.

Breakfast Kitchen

Fitted with a range of high gloss wall, drawer and base units, under cabinet lighting, square edge granite work surfaces and matching upstands, an inset ceramic sink and drainer with mixer tap, an integrated dishwasher, a freestanding Rangemaster cooker with a chimney style hood over, an integrated microwave, and space for a tall fridge/freezer.

Two wood framed double glazed windows to the front elevation and a further wood framed glazed window to the rear elevation, breakfast bar, ceiling spotlights, TV connection point, Amtico flooring, radiator, space for a wine cooler, stable door to the rear courtyard garden.

Shower Room

Fitted with a three piece suite comprising a fully tiled shower enclosure with a mains fed rainfall shower, a vanity wash hand basin with a waterfall tap (and cupboard below), and a low level flush w/c.

Ceiling spotlights, chrome heated towel rail, Amtico flooring.

Utility Room

Wooden framed double glazed window to the rear elevation, ceiling light point, ceramic tiling to floor, wall mounted WORCESTER BOSCH combination boiler. Fitted roll edge worktop, wall units, space and plumbing for washing machine, space for a tumble dryer and an under counter fridge.

Snug

Wood framed double glazed windows to the front and rear elevations, feature open fireplace with a granite hearth and brick surround, two storage cupboards, Amtico flooring, wall light, radiator, open access into:-

Inner Hallway

Composite door to the front elevation, Amtico flooring, ceiling light point, stairs rising to the first floor, door into:-

Living Room

Two wood framed windows to the front elevation, and a further two wood framed windows to the side elevation, a feature fireplace with a log burner set upon a granite hearth and with a brick surround, Amtico flooring, beams to ceiling, wall lights, cupboard housing the utility meters, radiator, door into:-

Study/Family Room

A versatile room with UPVC double glazed French doors opening into the rear courtyard garden, Amtico flooring, ceiling spotlights, radiator.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Ceiling light point, doors giving access to four bedrooms and the family bathroom.

Family Bathroom

Fitted with a four piece suite in white comprising; a panelled bath with waterfall mixer tap, a vanity square wash hand basin with vanity cupboard beneath, a large walk-in shower enclosure with a mains fed rainfall shower, and a low level flush w/c.

Opaque wood framed double glazed window to the side elevation, ceiling spotlights, chrome heated towel rail, extractor fan, vinyl floor covering.

Bedroom One

Wood framed double glazed window to the front elevation, recessed downlights, TV connection point, radiator.

Bedroom Two

Wood framed double glazed window to the front elevation, ceiling light point, radiator.

Bedroom Three

Wood framed double glazed window to the front elevation, ceiling light point, radiator.

Bedroom Four

Velux skylight to the rear pitch, ceiling spotlights, radiator.

OUTSIDE

At the front of the property there is a large gravelled driveway providing off road parking for several vehicles, and in turn giving access to the entrance door.

The side garden is privately enclosed with timber fenced boundaries and includes; a shaped lawn, and an Indian stone slab patio. There is also a timber storage shed here.

The rear court yard is laid to Indian stone slab. There is an external tap, external lighting, and a pathway with gated access to the front of the property.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,563.04.

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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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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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