



72 Daleside,
Cotgrave, NG12 3QN

TJ
THOMAS
JAMES

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This detached bungalow provides accommodation including; an entrance hallway, a modern fitted kitchen, a spacious living/dining room, two double bedrooms, and a fitted wet room.

Benefiting from UPVC double glazing, and gas central heating with a combination boiler, the property has a low maintenance south east facing garden to the rear (complete with a green house and a summer house), a further garden to the front, plus a driveway and single garage providing off road parking for a number of vehicles at the front and side.

Enjoying a pleasant position in Cotgrave, with views over a public green to the front, the property is one of only two accessed via a private driveway from the road.

The popular south Nottinghamshire village of Cotgrave offers 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.

Offered to the market with no upward chain. Viewing is recommended.

Guide Price £240,000





ACCOMMODATION

The UPVC entrance door at the side opens into the entrance hallway. The entrance hallway has a loft access hatch (to the fully insulated loft space above), houses the consumer unit, and has doors into the kitchen, the living/dining room, both bedrooms, and the wet room.

The kitchen has a range of wood wall, drawer and base units, tiled splash backs and roll edge work surfaces, a sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, an integrated fridge/freezer, plus a built in electric oven, and an electric hob with an extractor hood over. The Baxi combination boiler is housed in a cupboard here.

The spacious living/dining room has a bay window to the front, overlooking the green, and an electric fire set in a stone surround.

The wet room is fitted with walk in shower area (with a mains fed shower and two heads), and a vanity unit incorporating the concealed flush wc and the wash hand basin. There is tiling to the walls, vinyl floor covering, and a heated towel rail.

Both bedrooms are double in size, and overlook the rear.

OUTSIDE

There is wrought iron gated access to the driveway, which provides off road parking, and gives access to the entrance door, and the GARAGE (with double opening doors, and power and lighting connected). There is a lawned garden at the front.

A decked ramp with a handrail offers easy access to the entrance door at the side. There is a wooden archway to the rear garden.

The south east facing rear garden has been landscaped to create a low maintenance area including; a patio seating area, and pebbled beds. Timber fence enclosed, the garden houses a TIMBER SUMMER HOUSE (with French doors, power connected, and windows overlooking the garden), and a green house.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,993.48.

Referral Arrangement Note

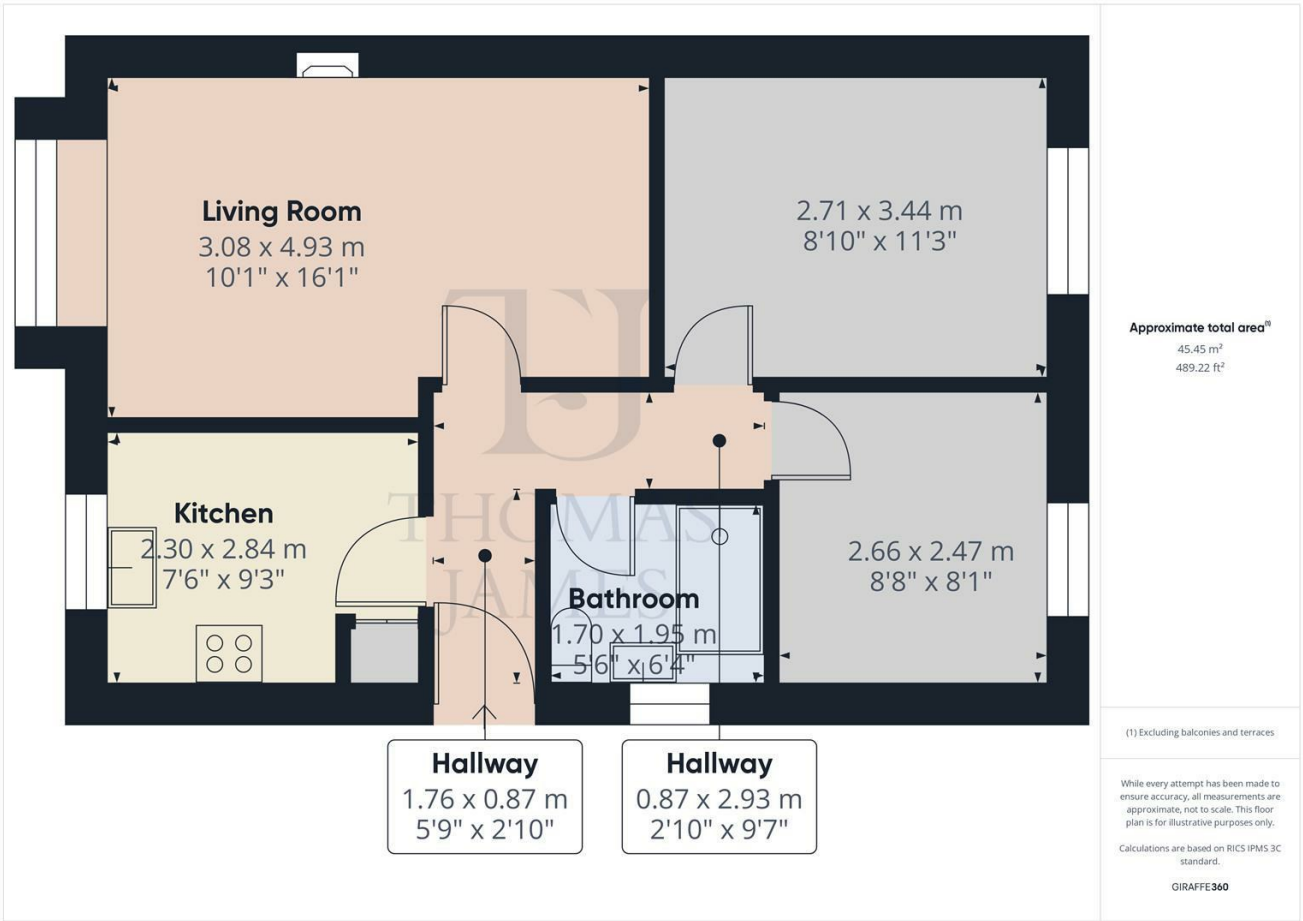
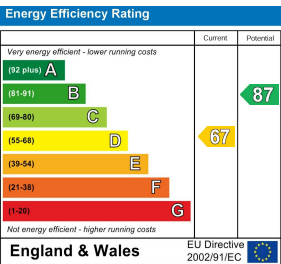
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