



24 Colston Gate,
Cotgrave, NG12 3JY

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

The property provides spacious accommodation arranged over two floors including; an entrance hallway, a dual aspect living room, and a refitted dining kitchen with French doors opening to the garden on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, the modern bathroom, and a separate wc.

Benefiting from gas central heating, and UPVC double glazing, the property has also been recently replumbed (including new radiators and central heating boiler) and fully re wired.

There is an attractive south facing garden to the rear of the property, a further enclosed garden to the front, plus a parking space and single garage (accessed via a shared driveway) providing off road parking.

Situated in a sought position in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of 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.

Offered to the market with no upward chain. Early viewing is recommended.

Offers Over £230,000





ACCOMMODATION

The composite entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, and doors opening into the dual aspect living room, as well as the dining kitchen.

The refitted dining kitchen has a range of handleless wall, drawer and base units in dove grey, with under and over cabinet lighting, tiled splash backs and roll edge work surfaces. There is space and plumbing for a washing machine, space for a further under counter appliance, space for a tall fridge/freezer, plus a fan assisted oven, and an electric hob with a stainless steel extractor hood over. This spacious room provides ample space for a dining table and chairs, with recently installed French doors opening out to the rear garden.

The bright dual aspect living room has windows to both the front and rear.

On reaching the first floor, the landing has a loft access hatch (giving access to the insulated loft space above), an airing cupboard housing the Main combination boiler, with doors opening into all three bedrooms, the bathroom, and the separate wc.

There are two double bedrooms, both have windows to the front, one also with a window to the side.

The single bedroom has a window to the rear.

The bathroom has a modern suite comprising a bath with a mains fed shower and a glazed screen over, along with a pedestal wash hand basin. There is tiling to the walls, a heated towel rail, and a mirrored wall mounted cabinet with touch screen lighting.

There is also a recently refitted separate wc here.

OUTSIDE

To the front of the property there is a lawned garden, with flower beds, a timber picket fence to the boundary, and a pathway to the entrance door.

A shared driveway at the side of the property leads to the private parking space, and the SINGLE GARAGE (with an up and over door, and power and light connected). There is an external tap, external lighting, a useful brick coal shed (with a UPVC door), and timber gated pedestrian access to the rear garden.

The south facing rear garden includes a patio seating area, a lawned area, and stone chipped beds. Privately enclosed by timber screen fencing, the garden has external lighting.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

Referral Arrangement Note

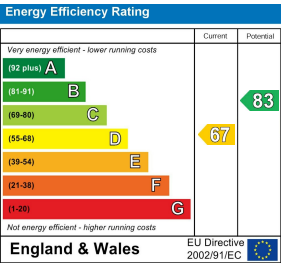
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MONEY LAUNDERING

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