



11 The Dial,  
Cotgrave, NG12 3QP

**TJ**  
THOMAS  
JAMES



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Offered to the market with no upward chain, and in need of cosmetic upgrade throughout, this detached property provides an exciting opportunity for a buyer to really make their own mark on their new home!

The provides accommodation arranged over two floors including; an entrance hallway, a living room, an extended kitchen, an extended dining room, an office, and a cloakroom/wc on the ground floor, with the first floor landing giving access to four good size bedrooms, and the family bathroom.

Benefiting from UPVC double glazing, and gas central heating with a Gloworm boiler, the property occupies a nice size plot and has a privately enclosed east facing garden to the rear, a further garden to the front, plus a block paved driveway and integral single garage providing off road parking.

Situated on a sought after cul-de-sac, in the popular south Nottinghamshire village of Cotgrave, the property enjoys open views of a pleasant green at the front, and is within easy reach of a local woodland area, and excellent 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 transport links and main road routes to Nottingham, Leicester, and beyond.

£300,000







## ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, an under stairs storage cupboard, and doors opening to the dining room, the kitchen, the living room, and the ground floor cloakroom/wc.

The living room has two windows to the front, with views over the green, and a feature fire surround (existing gas fire not to be used).

In need of upgrade, the ground floor cloakroom/wc has a wash hand basin, and a wc. This room is fully tiled, and houses the consumer unit.

The extended kitchen has a range of matching wall, drawer and base units, roll edge work surfaces, and space for appliances. The wall mounted Gloworm boiler is housed in a cupboard here, there is a window to the rear, a serving hatch to the dining room, and a UPVC door opening to the rear.

The extended dining room has a window to the rear, and a door into the office.

The office has a window to the rear, and a personnel door opening to the integral single garage.

On reaching the first floor, the landing has a loft access hatch, an airing cupboard housing the hot water cylinder, and doors opening into all four bedrooms, and the bathroom.

There are two bedrooms overlooking the front, both with fitted wardrobes.

The master bedroom overlooks the rear, and has fitted wardrobes and bedroom furniture.

The final bedroom also overlooks the rear.

Completing the accommodation, the bathroom is in need of upgrade, and has a bath with an electric shower over, a pedestal wash hand basin, and a wc.

## OUTSIDE

The block paved driveway at the front of the property provides off road parking, and extending to the side gives access to the entrance door, and the INTEGRAL SINGLE GARAGE (with an up and over door, and a personnel door into the office). There is a lawned garden adjacent.

There is an east facing garden to the rear of the property. Timber fence enclosed, the garden includes a patio seating area, a lawned area, ponds, and shrubs.

It should be noted that the gardens are also in need of attention.

## Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £ 2,563.04.

## Referral Arrangement Note

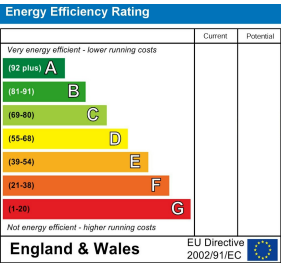
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