



7 White Furrows,  
Cotgrave, NG12 3LD

TJ  
THOMAS  
JAMES

# 7 White Furrows, Cotgrave, NG12 3LD

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

Extended to the ground floor, the property provides spacious accommodation arranged over two floors including; an entrance hallway, a living room, a dining room, a fitted kitchen, plus a utility room and a wc on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and a fitted family bathroom.

Benefiting from gas central heating, and UPVC double glazing, the property has privately enclosed and low maintenance south east facing gardens to the rear, plus a driveway at the front and side, and a detached single garage providing off road parking for a number of vehicles.

Situated in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of 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, Newark, and beyond.

Viewing is recommended.

Guide Price £300,000





#### ACCOMMODATION

The UPVC entrance door opens into the entrance hallway. The entrance hallway has a feature arched window to the side, stairs rising to the first floor, and a door into the living room.

The living room has a bay window to the front, and an industrial style wooden panelled sliding door opening to the dining room.

The dining room has two high level windows to the side, a feature light over the dining table area, a door into the utility room, and open access to the kitchen.

The kitchen has a range of matching high gloss wall, drawer and base units in grey, roll edge work surfaces, a breakfast bar area, a sink and drainer unit, space for an American fridge/freezer (the existing appliances is available by separate negotiation), plus an integrated double fan assisted oven, and an induction hob with an extractor hood over. There is a window overlooking the garden, and French doors opening out.

The utility room has roll edge work surfaces with space and plumbing for a washing machine, and space for a dryer beneath. There is a window to the side, a door to the ground floor wc, and a UPVC glass panelled door opening out to the side.

The ground floor wc has a wash hand basin, and a wc. The electric consumer unit is housed here.

On reaching the first floor, the landing has an airing cupboard (housing the Baxi combination boiler), and doors into all three bedrooms, and the family bathroom.

Bedroom one is double in size, has a window to the front, and fitted wardrobes.

Bedroom two is also double in size, has a window to the rear, and a loft access hatch with pull down ladder (giving access to the partially boarded loft space above).

Bedroom three is single in size, and has a window to the front.

Completing the accommodation, the family bathroom has a three piece suite in white comprising; a panelled bath with an electric shower and a glazed screen over, a sink with a vanity cupboard under, and a wc. There is panelling to the walls, and a heated towel rail.

#### OUTSIDE

The block paved driveway at the front of the property provides off road parking.

There is a further driveway at the side of the property, giving access to the SINGLE GARAGE (with power and lighting, work benches, a recently installed flat roof, and a pedestrian door to the garden).

To the rear of the property, the south east facing garden is privately enclosed with timber screen fencing, and has an external tap and external lighting. Low maintenance style, the garden includes a patio seating area, an artificial lawned area, and raised flower beds. An ideal entertaining space!

#### Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,366.30.

#### 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.



## DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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	



Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: [cotgrave@tjea.com](mailto:cotgrave@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

