



7 Eastwold,  
Cotgrave, NG12 3NQ

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Recently refurbished, this semi detached family home provides well presented accommodation including an entrance hall, a living room with feature LED lighting, a refitted kitchen/breakfast room with French doors opening to the rear garden, plus a utility room and a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the newly installed bathroom suite.

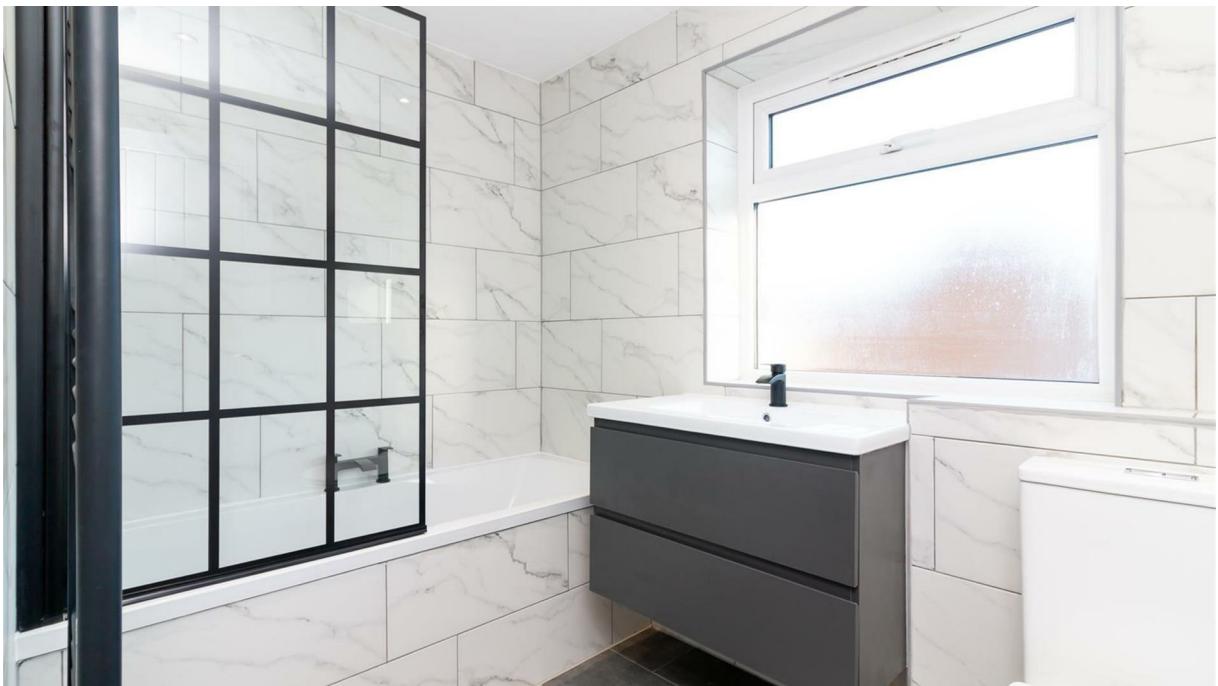
Benefiting from double glazing, rewired electrics, gas central heating with a brand new combination boiler, and new floor coverings throughout. The property has enclosed gardens to the side and rear, plus a block paved driveway at the front providing off road parking for a number of vehicles.

Situated in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of an extensive range of local facilities including primary schools, a leisure centre with swimming pool, shops and churches, a state of the art doctors surgery and library hub, public houses, a country park and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Viewing is essential!

Guide Price £230,000





#### ACCOMMODATION

The UPVC entrance door opens into the entrance hall. From here the stairs rise to the first floor, there is wood effect flooring, a storage cupboard, and doors opening to the living room and the kitchen/breakfast room.

The living room has windows to the front and side elevations, and feature LED coloured lighting to the ceiling.

The refurbished kitchen/breakfast room has been fitted with a range of wall and base units, and has a stainless steel sink and drainer unit, and a built in electric oven, with an electric hob and an extractor hood over. There is part tiling to the walls, wood effect flooring, a window to the side elevation, French doors opening to the garden, and doors into a utility room (with space and plumbing for a washing machine, a work surface, and an extractor fan), and a ground floor wc.

On reaching the first floor, the landing has a storage cupboard, and gives access to three bedrooms, and the stylish family bathroom which has been fully tiled and refitted with a modern suite.

#### OUTSIDE

The block paved driveway at the front of the property provides off road parking for a number of vehicles (awaiting curb being dropped). There is external lighting, a gravelled area, timber fenced boundaries, access to the entrance door, and timber gated access to the side and rear.

To the rear of the property, the garden includes a flagstone paved patio area, leading to the lawned area at the side.

#### Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2023/2024 £1,558.33.

#### Referral Arrangement Note

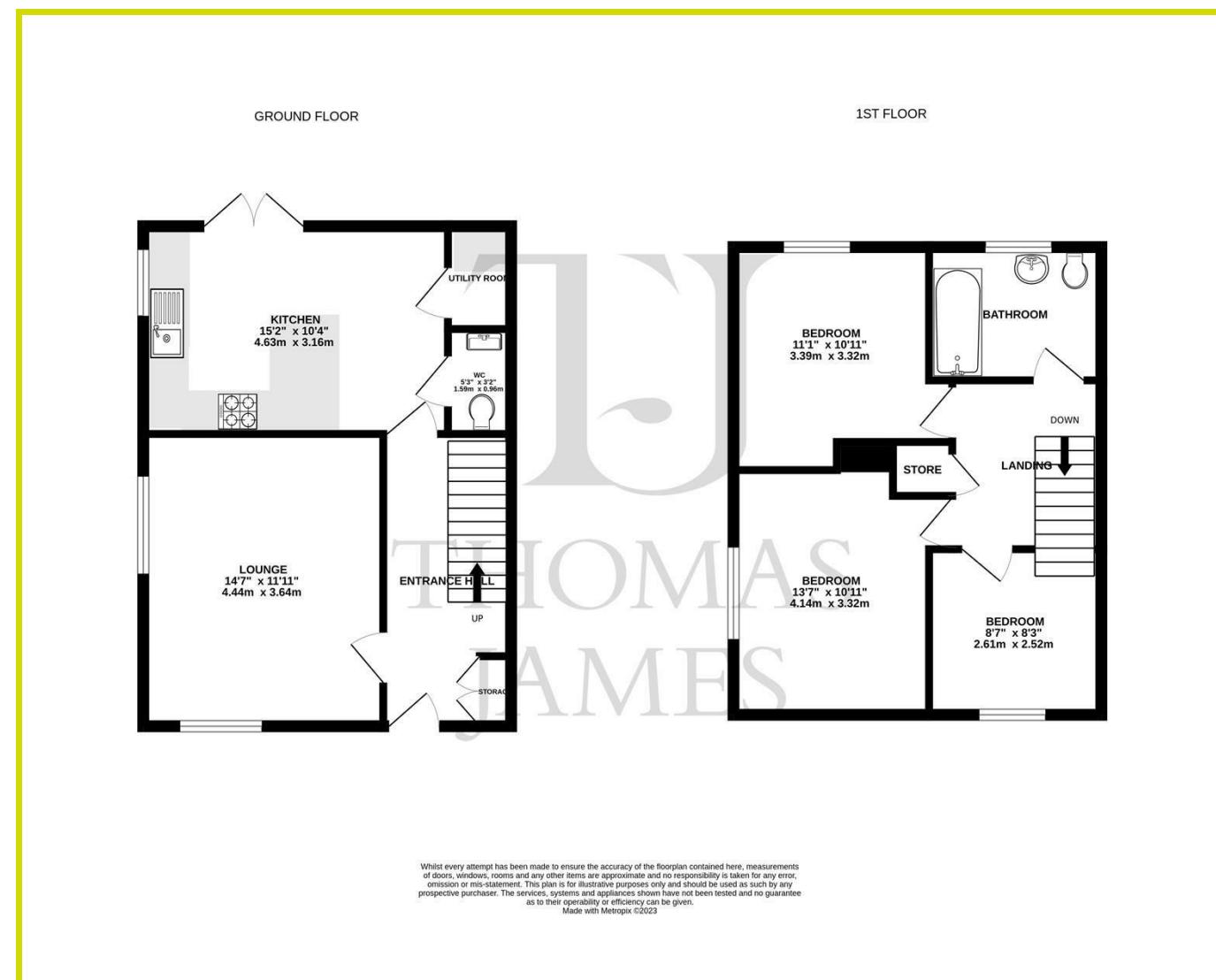
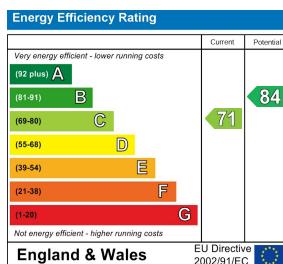
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## MONEY LAUNDERING

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