



42 Mill Lane,
Cotgrave, NG12 3HP

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Offered to the market with no upward chain, this well presented detached bungalow occupies a pleasant position in the village of Cotgrave, with views towards the church and over the village at the rear.

The property provides accommodation including an entrance hall, a lounge/dining room, a kitchen, two bedrooms, and a fitted shower room.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, a further garden to the front, plus a driveway and garage providing off road parking.

The popular village of Cotgrave enjoys a wealth of local 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 country park and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Viewing is highly recommended.

£250,000





ACCOMMODATION

The UPVC entrance door at the side of the property opens to the L-shaped entrance hall. From here, there is a loft access hatch, the wall mounted thermostat, a cupboard housing the combination boiler, a further storage cupboard, and doors into the lounge/dining room, the shower room, two bedrooms, and the kitchen.

Overlooking the front, the lounge/dining room has a gas fire set in a brick surround.

The shower room is fitted with a double shower enclosure, a wc, and a wash hand basin.

Both bedrooms overlook the rear garden.

The kitchen is fitted with a range of wall and base units, with roll edge work surfaces. There is a one and a half bowl stainless steel sink unit with a mixer tap over, space and plumbing for a washing machine, space for a dryer, space for an under counter fridge, and space for a gas cooker. The kitchen has two windows to the side, and a UPVC door opening to the garden.

OUTSIDE

To the front of the property there is a garden area, laid mainly to lawn, with plant borders, and gated access to the side (with an external tap).

The driveway provides off road parking for up to two vehicles, and in turn gives access to the GARAGE (with an open and over door, power and lighting connected, and an external light), and to entrance door.

At the rear of the property, the garden is enclosed by timber screen fencing and includes; a lawned area, a raised patio seating area, established hedges and mature shrubs. The garden also houses a timber storage shed.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,169.93.

Referral Arrangement Note

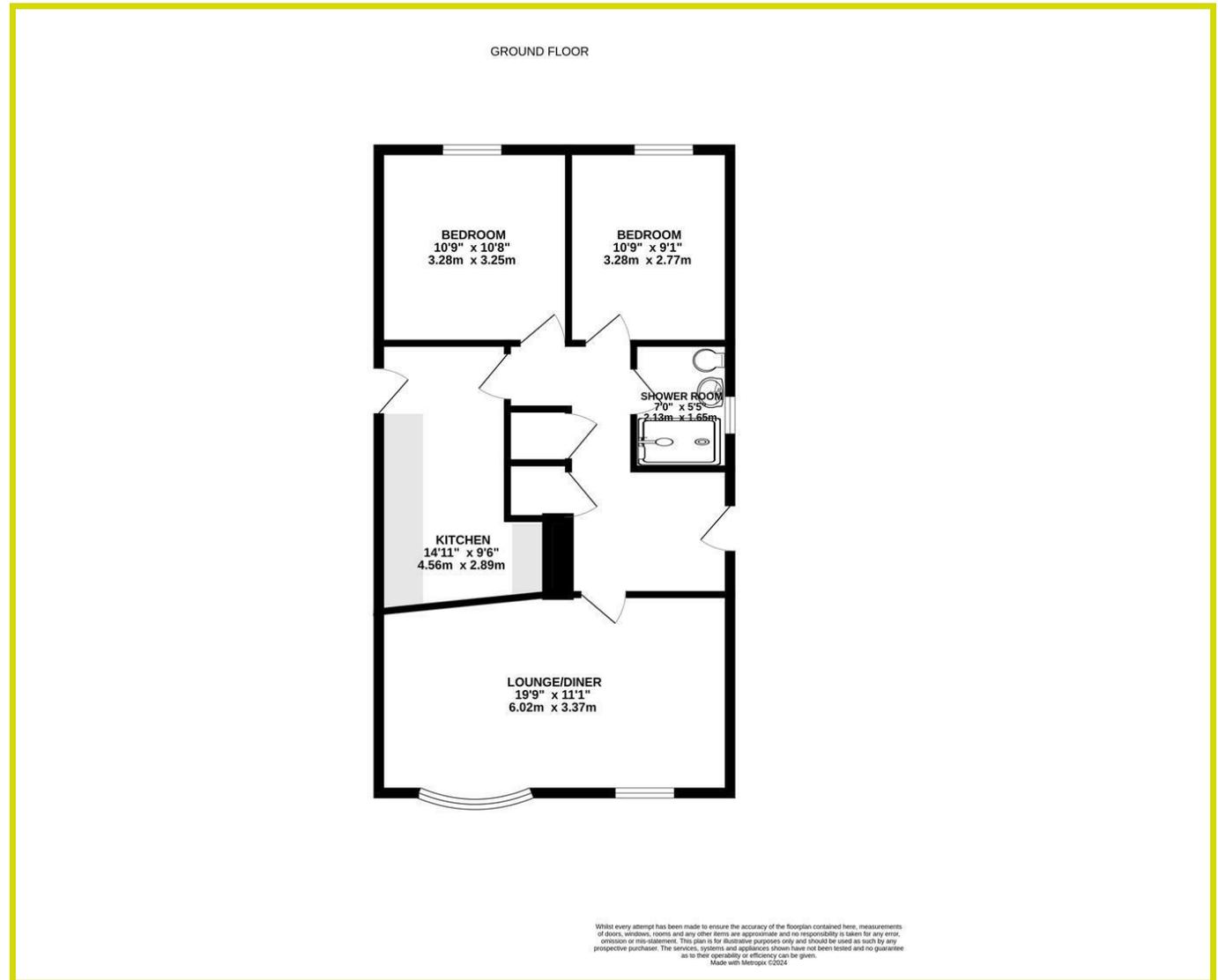
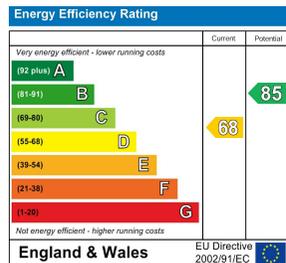
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