



Manvers Cottage, 14 Risegate,
Cotgrave, NG12 3JF

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This beautiful period cottage dates back to the 1750s and enjoys a generous plot in the heart of the sought after south Nottinghamshire village of Cotgrave.

Sympathetically renovated to a high standard throughout by the current owners, the property boasts a wealth of characterful features, alongside modern conveniences such as gas central heating with a recently installed combination boiler, double glazing, and fitted blinds.

The well presented accommodation is arranged over two floors and includes an entrance hall, a large dual aspect living room, a country style dining kitchen including a walk in pantry, a boot room/utility and a wc on the ground floor, with the first floor landing giving access to three double bedrooms and the contemporary four piece bathroom. A cellar provides an ideal storage space.

Set in grounds of around a third of an acre, the property has mature enclosed cottage style gardens with planted beds and borders, lawns, shrubs and trees, patio seating areas, plus a summer house and a timber cabin/office. The gated driveway and detached garage provide off road parking for a number of vehicles.

Viewing is essential. A property not to be missed!

Guide Price £525,000



Directions

Risegate can be located between Candleby Lane and Scrimshire Lane, Cotgrave.

GROUND FLOOR ACCOMMODATION

Wood Entrance Door

With a decorative panel, opens to the:-

Entrance Hall

Tiled flooring, radiator, ceiling light point and wall light points, steps down to the CELLAR and doors into the dining kitchen and the living room.

Living Room

A spacious room dual aspect room with two UPVC double glazed windows to the front elevation, and two UPVC double glazed windows to the rear elevation (all with made to measure white wooden blinds), feature multi fuel burner set on a tiled hearth with a brick surround, two radiators, multiple wall light points, a television aerial connection point, and beams to the ceiling.

Dining Kitchen

Fitted with a bespoke range of Shaker style wall, lighted display, drawer and base units in cream, under cabinet lighting, tiled splash backs, solid walnut work surfaces, Belfast sink with a mixer tap over, integrated dishwasher, a Rangemaster cooker (available by separate negotiation), with an extractor hood over.

UPVC double glazed window to the front elevation, ceiling spot lights, tiled flooring, painted white beams to the ceiling, radiator, recently installed wall mounted Worcester Bosch combination boiler housed in a cabinet, door to the stairs which rise to the first floor, further door to the back hall leading to:-

Boot Room / Utility Room

Walk in larder with shelves and lighting, tiled flooring and

space for a fridge and freezer.

Fitted with base and wall units, roll edge work surfaces, Belfast sink with a mixer tap over, space and plumbing for a washing machine, space for an under counter fridge and an under counter freezer.

Vaulted ceiling with a Velux window, ceiling light point, wood external door opening to the garden, door to the:-

Ground Floor WC

Fitted with a high level flush wc, and a wash hand basin with tiling to the splash backs.

UPVC opaque double glazed window to the front elevation with a made to measure white wooden blind, tiled flooring, ceiling light point, radiator.

Cellar

An ideal space for the storage of wine and drinks.

With glass block style window, tiled flooring, power and lighting, and an air vent.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Two UPVC double glazed windows to the front elevation with made to measure white wooden blinds, two radiators, doors into three bedrooms and the family bathroom.

Bedroom One

With a high sloping ceiling, UPVC double glazed window to the front elevation with made to measure white wooden blind, an original fireplace, radiator, ceiling light point, telephone point and a television aerial connection point.

Family Bathroom

Fitted with a high quality four piece suite comprising a freestanding bath with a mixer tap and hand held shower





attachment over, a separate corner shower enclosure with an electric shower, a wash hand basin, and a low flush wc.

UPVC opaque double glazed window to the rear elevation with a made to measure white wooden blind, tiled flooring, tiling to the splash backs, shaver point, electric heated towel rail, ceiling spot lights, an original fireplace, a large store cupboard, loft access hatch (giving access to the partially boarded and fully insulated loft space above, with light).

Bedroom Two

UPVC double glazed window to the rear elevation with a made to measure white wooden blind, radiator, ceiling light point, original fireplace, and high ceiling.

Bedroom Three

UPVC double glazed window to the rear elevation with a made to measure white wooden blind, radiator, ceiling light point, built in store cupboard.

OUTSIDE

There is wrought iron gated pedestrian access, and double gated vehicular access to the block paved driveway at the front of the property, which provides off road parking for up to several vehicles, and in turn leads to the DETACHED GARAGE. There is a large lawn adjacent, with established trees, and a walled boundary. A pathway leads to the rear.

The well maintained country cottage style gardens have a walled boundary, well stocked flower beds and borders, established trees and shrubs, a magnolia bush, lawns, two patio seating areas (one of which is covered and leads to the SUMMER HOUSE). There is a brick built barbecue, a vegetable plot, two outstores, and access to the TIMBER CABIN/OFFICE.

Summer House

Recently updated with a polycarbonate roof. Power and

lighting connected, and French doors opening to the covered patio, access to the brick store room beyond.

Timber Cabin / Office

(Currently used as a working office) With a window to the front elevation, security alarm, hard wired telephone point, power and lighting connected, a dedicated consumer unit, and a door to the garden.

Detached Garage

With an up and over door, power and lighting connected, wood framed single glazed window to the side elevation, and a pedestrian door opening to the rear.

Rewiring & Damp Proofing

The property was rewired and damp proofed, by the current owners, in 2006.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2022/2023 £2,230.26.

Location

The sought after village of Cotgrave enjoys a wealth of excellent local facilities including the recently built state of the art doctors surgery and library hub, plus primary schools, shops, a leisure centre with swimming pool, a golf course and popular country park.

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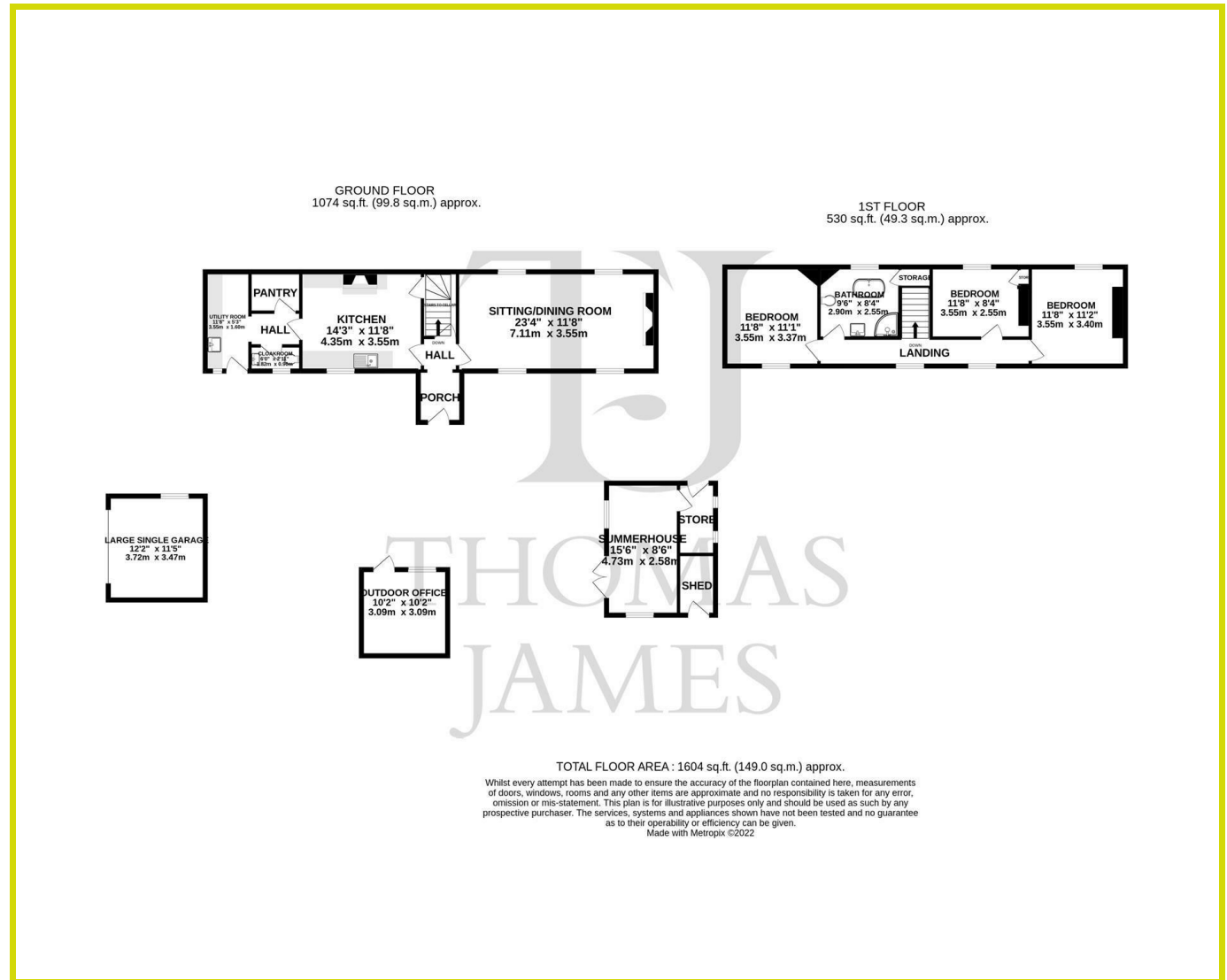
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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