



2 Ingleby Close,  
Cotgrave, NG12 3QR

TJ  
THOMAS  
JAMES

# 2 Ingleby Close, Cotgrave, NG12 3QR

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

The property provides spacious and well presented accommodation arranged over two floors including: an entrance hallway, a wc, a living/dining room, a fitted kitchen, and a large conservatory on the ground floor, with the first floor landing giving access to four bedrooms, and the fitted four piece bathroom.

Benefiting from UPVC double glazing, and gas central heating (with a recently installed Bosch combination boiler), the property occupies a corner plot, with well maintained gardens to the rear and side, plus a large block paved driveway and an integral garage providing off road parking for a number of vehicles at the front.

Occupying a cul-de-sac position in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of the excellent facilities including the state of the art doctors surgery and library hub, plus primary schools, shops, public houses, a leisure centre with swimming pool, a golf course, and a country park.

Early viewing is highly recommended.

## Offers Over £340,000





#### ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, and oak internal doors into the ground floor wc, and the living/dining room.

The ground floor wc has a low flush wc, and a wash hand basin. There are two small storage cupboards.

The living/dining room has a window to the front, a feature multi fuel burner, an oak and glass panelled door leading into the kitchen, and patio doors opening to the conservatory.

The conservatory has a tiled roof and plastered ceiling, a radiator, windows overlooking the garden, and French doors opening out.

The kitchen has a range of high quality wood wall, drawer and base units, under cabinet lighting, tiled splash backs and roll edge work surfaces. There is space and plumbing for a washing machine, and integrated appliances including a dishwasher, a fridge/freezer, double electric oven, and an induction hob with a stainless steel extractor hood over. The kitchen also has a breakfast bar area, a useful under stairs PANTRY cupboard, a window to the rear, and a UPVC opening to the side.

On reaching the first floor, the landing has a loft access hatch (to the fully insulated and partially boarded loft space above), and doors opening into all four bedrooms, and the family bathroom.

Bedroom one overlooks the front and has wardrobes with mirrored sliding doors. Bedroom two also overlooks the front, and has a built in wardrobe with a clothes hanging rail and shelf.

Bedrooms three and four both overlook the rear. Bedroom three has built in wardrobes.

Completing the accommodation, the family bathroom is fully tiled and fitted with a four piece suite comprising; a panelled bath, a separate shower enclosure with a mains fed shower, a pedestal wash hand basin, and a low flush wc. There is an opaque window to the rear, a chrome heated towel rail, and wall mounted storage cupboards.

#### OUTSIDE

At the front of the property, the block paved driveway provides off road parking for up to three vehicles, and in turn gives access to the entrance door, and the INTEGRAL SINGLE GARAGE (with and up and over door to the front, power and lighting connected, also housing the consumer unit, and the recently installed Bosch boiler).

There is a low maintenance garden to the side of the driveway, with a central tree, and a hedged boundary. A timber gate gives access to the side and rear.

At the side of the property there is a patio seating area, and a rockery style garden.

To the rear of the property the garden includes a shaped lawn, two established fruit trees, shrub beds, a herb garden, and a vegetable plot. With hedged boundaries, the garden has external lighting, an external tap, and houses two storage sheds.

#### Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,563.04.

#### 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

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## MONEY LAUNDERING

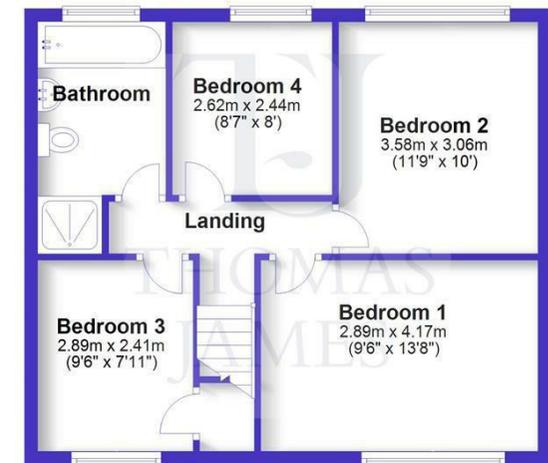
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 72.0 sq. metres (775.3 sq. feet)



**First Floor**  
Approx. 49.9 sq. metres (537.2 sq. feet)



Total area: approx. 121.9 sq. metres (1312.5 sq. feet)



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)

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