



4a Candleby Lane,
Cotgrave, NG12 3JG

TJ
THOMAS
JAMES

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Offered to the market with no upward chain, this detached bungalow has been well maintained and cared for by the vendors, who have owned the property since it was built in the 1990s.

The property provides spacious accommodation including; an entrance porch, an entrance hallway, a fitted kitchen, a bright L-shaped living/dining room with two sets of patio doors opening to the garden, plus two double bedrooms, and a fitted bathroom.

Benefiting from gas central heating, and wood framed double glazing, the property has well maintained gardens to both the front and rear, plus a block paved driveway and detached single garage providing off road parking.

Located close to the heart of 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.

£295,000





ACCOMMODATION

The wood and glass panelled entrance door opens to the entrance porch. The entrance porch houses the (boxed) consumer unit, and has a glass panelled door opening to the entrance hallway.

The entrance hallway has a cloaks cupboard (with a clothes hanging rail and storage space), a loft access hatch (giving access to the insulated and partially boarded loft space above), and doors into all of the rooms.

The kitchen has been fitted with a matching range of wall, drawer and base units, with wood effect work surfaces over. There is a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, space for a fridge/freezer, plus a built in double fan assisted electric oven, and a four ring gas hob with an extractor hood over. The wall mounted Baxi combination boiler is housed here, there is a window to the side, vinyl floor covering, a door to the living room, and an open archway to the dining room.

The spacious L-shaped living/dining room enjoys plenty of natural light and has a gas fire set in a brick surround, two sets of patio doors opening to the garden, and a feature porthole style window.

The bathroom is fitted with a three piece suite comprising: a pedestal wash hand basin, a low flush wc, and a bath with an electric shower and glazed screen over. There is a shelved storage cupboard, and a Velux window to the side pitch.

Both bedrooms are double in size, have a window to the front, and bedroom furniture (which may be included in the sale of the property).

OUTSIDE

The block paved driveway at the front of the property provides off road parking for one vehicle, and in turn gives access to the BRICK BUILT SINGLE GARAGE (with an up and over door, power and lighting connected, and eaves storage). A bin storage area is situated at the back of the garage.

There is a shaped lawn to the side of the driveway, flower beds and borders, and a pathway to the entrance door.

To the side of the property there is gated pedestrian access to the rear garden.

The pretty, south west facing rear garden has been well maintained and includes a shaped lawn, a patio seating area, and well stocked flower and shrub beds and borders. Timber fence enclosed, the garden has an external tap, external lighting, and houses a storage shed, and a greenhouse.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,278.27.

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.

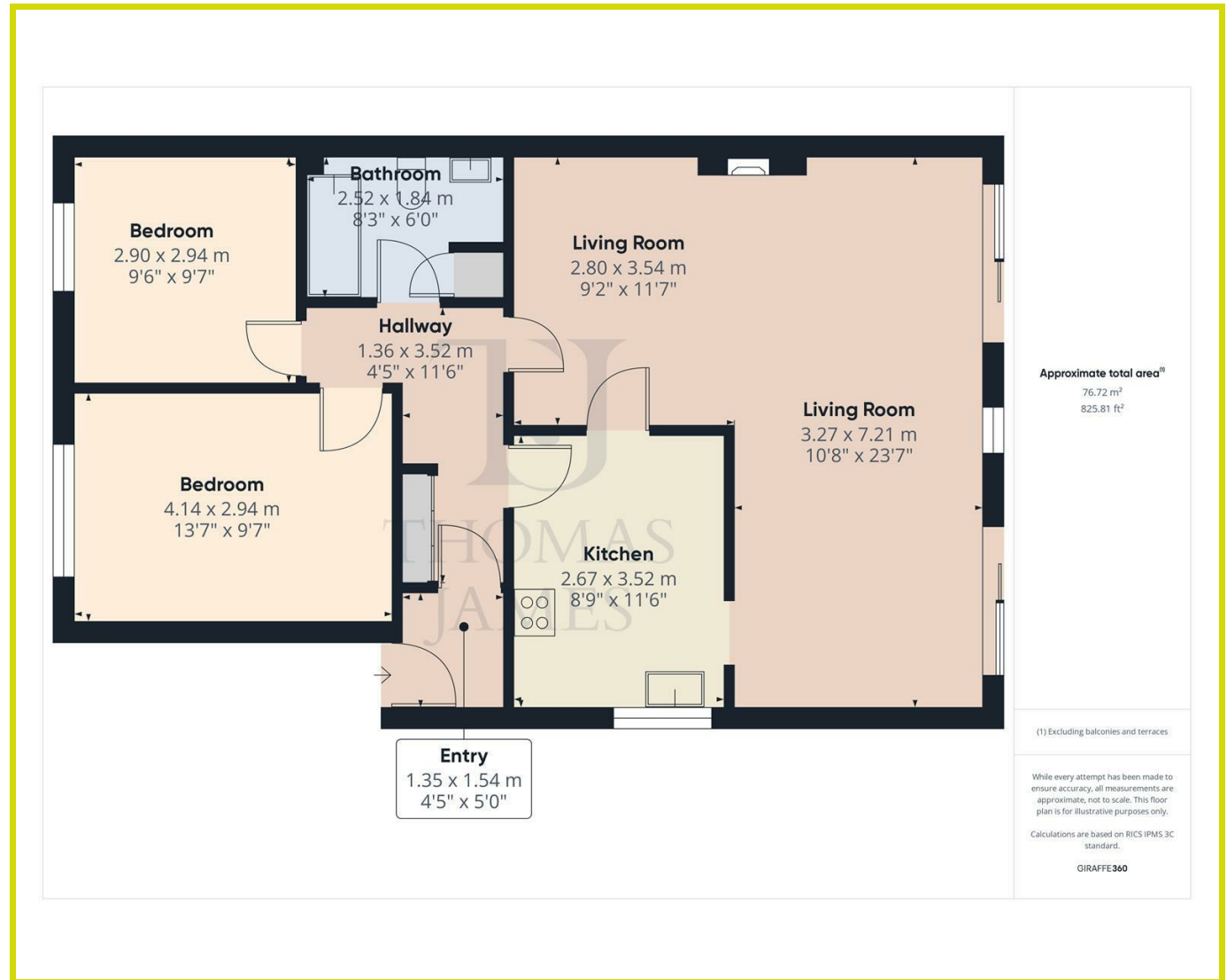
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C		69	
(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	



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