



8 Whitelands,
Cotgrave, NG12 3PP

8 Whitelands, Cotgrave, NG12 3PP

Offered to the market with no upward chain, this mid terraced home is in need of refurbishment throughout, and is an excellent opportunity for purchasers to add value!

The property provides accommodation arranged over two floors including; a UPVC porch, an entrance hallway, a living room, and a kitchen on the ground floor, with the first floor landing giving access to two double bedrooms, two single bedrooms, and a shower room.

Benefiting from UPVC double glazing, and gas central heating with an Ideal combination boiler which was installed in 2025, the property has a south east facing garden to the rear, and a further garden to the front.

Situated in a popular position, in the sought after south Nottinghamshire village of Cotgrave, the property is within easy reach of excellent 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 golf course, and a country park. There are transport links and main road routes to Nottingham, Leicester, and beyond.

Guide Price £175,000





ACCOMMODATION

UPVC French doors open into the UPVC entrance porch. The entrance porch has a quarter height wall, UPVC double glazed windows to the sides, and further UPVC French doors opening into the entrance hallway.

The entrance hallway has stairs rising to the first floor, a meter cupboard, and doors opening into the kitchen, and the living room.

The living room has a window to the front.

The kitchen has wall and drawer units, and roll edge work surfaces. The wall mounted Ideal combination boiler is housed here, there is a window to the rear, and a UPVC door giving access to the rear garden.

On reaching the first floor, the landing has a loft access hatch, an open store cupboard, and doors into all four bedrooms, and the shower room.

Both double bedrooms overlook the front, and have fitted bedroom furniture.

The single bedrooms both overlook the rear.

Completing the accommodation, the shower room has a walk in shower (allowing for easy access) with an electric shower, a wash hand basin, and a wc.

OUTSIDE

At the front of the property there is a lawned garden (Interested parties should note that there is a dropped kerb, making off road parking on this garden possible).

A covered pathway at the side of the property leads to the rear garden.

The south east facing rear garden is laid mainly to lawn. There is a useful brick store housed here, and access to an integral store room with plumbing for WC.

All garden areas are in need of attention.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

Referral Arrangement Note

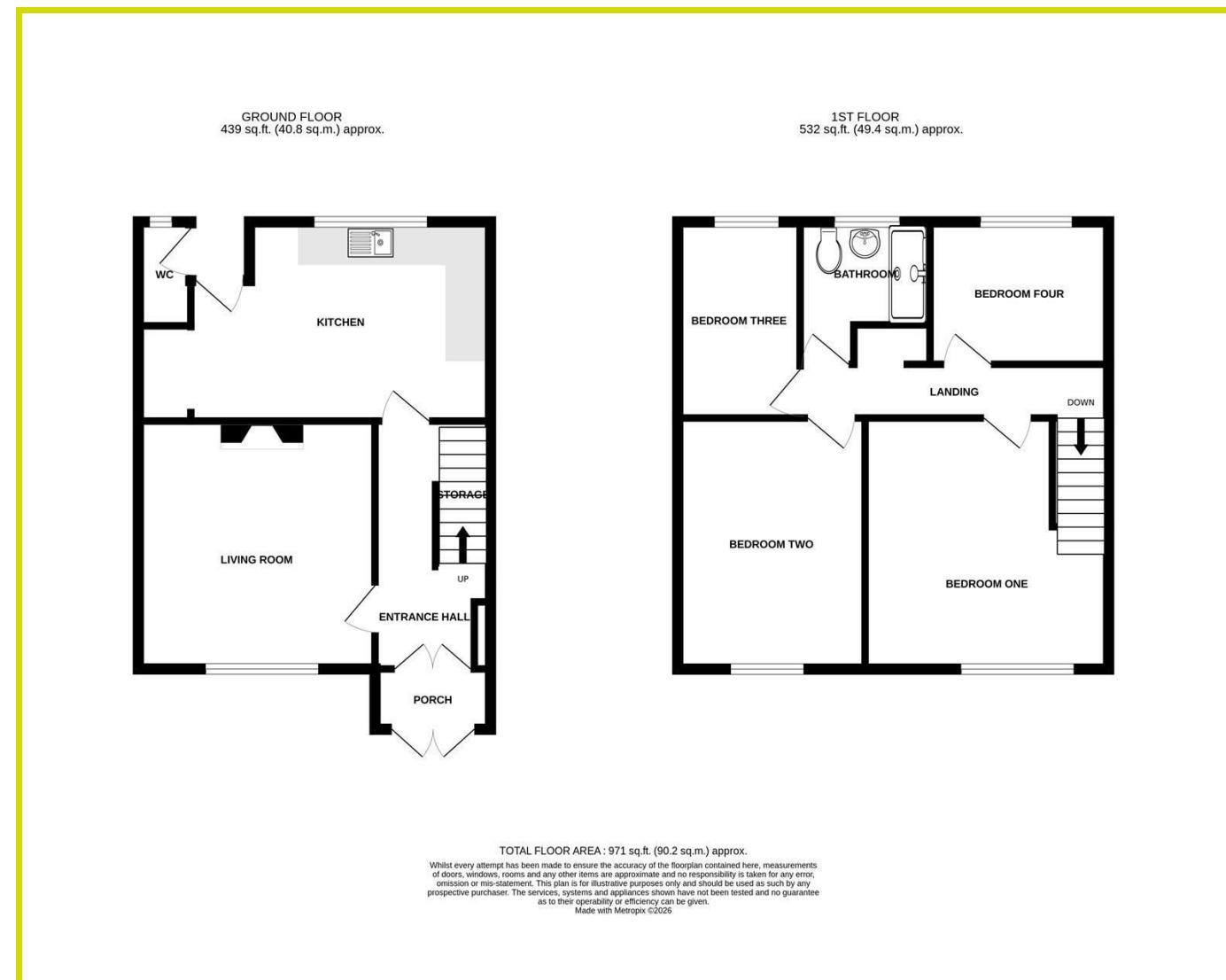
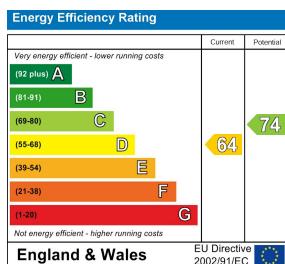
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com