



36 Gripps Common,  
Cotgrave, NG12 3TF



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Thomas James are delighted to offer this immaculately well presented semi detached home to the market. An ideal first time purchase!

The property provides accommodation arranged over two floors including; an entrance porch, a living room, and a dining kitchen with French doors opening out to the garden on the ground floor, with the first floor landing giving access two double bedrooms, and a contemporary fitted bathroom.

Benefiting from gas central heating, and UPVC double glazing, the property has a larger than average south east facing garden to the rear, a further garden to the front, plus a tandem driveway at the side providing off road parking.

Occupying a pleasant head of cul-de-sac position, in the sought after 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. There are local transport links and main road routes to Nottingham, Leicester, the surrounding villages, and further afield.

Viewing is recommended.

## Offers Over £210,000







## ACCOMMODATION

The wood entrance door opens to the entrance porch. The entrance porch has a meter cupboard, and a glass panelled door opening to the living room.

The living room has a window to the front, stairs rising to the first floor, a feature wood fireplace (surround only), and a door opening to the dining kitchen.

The dining kitchen has a range of Shaker style wall, drawer and base units in cream, tiled splash backs and solid wood work surfaces, a Belfast sink, space and plumbing for a washing machine, an integrated dishwasher, an integrated fridge/freezer, plus a fan assisted oven, and a gas hob. This bright room has a window to the rear, tiled flooring, plenty of space for a dining table and chairs, and French doors opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch (giving access to the loft space above, which houses the Worcester Bosch combination boiler), and doors into both bedrooms, and the fitted bathroom.

Bedroom one is double in size, overlooks the front, has an over stairs storage cupboard, and wardrobes (available by separate negotiation).

Also double in size, bedroom two overlooks the rear, and has further wardrobes (available by separate negotiation).

Completing the accommodation, the bathroom has a three piece suite in white comprising: a bath with a shower and glazed screen over, a wash hand basin set in a vanity cupboard, and a low flush wc. There is an opaque glazed window to the side, a heated towel rail, and tiled splash backs.

## OUTSIDE

To the front of the property there is a lawned garden, with a central acer tree, and a stepping stone pathway to the entrance door.

The tandem driveway at the side provides off road parking for up to three vehicles. There is timber gated pedestrian access from the driveway, into the rear garden.

A huge asset to the property, the south east facing rear garden is of a good size, and includes; a decked seating area, a shaped lawn, well stocked borders, a pebbled area, and an established tree. Timber fence enclosed, the garden has an external tap, external lighting, and also houses a storage shed.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,993.48.

## 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.

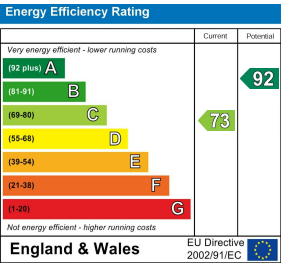


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## MONEY LAUNDERING

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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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