



31 Saxon Way,  
Cotgrave, NG12 3NX

**TJ**  
THOMAS  
JAMES

# 31 Saxon Way, Cotgrave, NG12 3NX

This deceptively spacious end terraced home provides accommodation arranged over two floors including; an entrance hallway, a living room, a dining kitchen, and a sun room with French doors opening to the garden on the ground floor, with the first floor landing giving access to two double bedrooms (both with fitted wardrobes), a single bedroom, and the family bathroom.

Benefiting from gas central heating, and UPVC double glazing, the property also has gardens to both the front and rear.

Situated in the popular south Nottinghamshire village of Cotgrave, the property overlooks woodland to the front, and 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 excellent transport links and main road routes to Nottingham and Leicester.

Offered to the market with no upward chain. Viewing is essential.

**£190,000**





#### ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has a large under stairs storage area, and a door opening to the living room.

The living room has windows to the front and side, a feature electric fire set in a surround, and an open archway to the dining kitchen.

The dining kitchen has a matching range of wall, drawer and base units in cream, wood effect square edge work surfaces, a sink and drainer unit, a washing machine, a fridge/freezer, a double fan oven, and a hob. There are wood framed windows overlooking the sun room, and a wood and glass panelled door opening into the sun room.

Of UPVC construction, the sun room has a quarter height wall, windows to the rear, and French doors opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch (giving access to the insulated loft space above), a useful over stairs storage cupboard, and doors opening into all three bedrooms, and the family bathroom.

Bedroom one is double in size, overlooks the front, and has fitted wardrobes.

Bedroom two is also double in size, overlooks the rear, and has further fitted wardrobes.

The bathroom has a three piece suite in white comprising; a bath with an electric shower over, a wash hand basin with a vanity cupboard below, and a low flush wc. The Baxi combination boiler is housed in the airing cupboard here, and there is a window to the rear.

Completing the accommodation, bedroom three is single in size, and overlooks the front.

#### OUTSIDE

Accessed via a pedestrian pathway, the property enjoys a view of local woodland at the front.

There is a lawned garden to the front of the property, and a stepping stone pathway to the entrance door. There is gated access to the side and rear.

The rear garden includes; a patio seating area, a shaped lawn, and shrub beds. Timber fence enclosed, the garden also gives access to a store cupboard (integral to the property but with access only from the garden).

A shared off road parking area is accessed off Hickling Way.

#### Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1708.70

#### Referral Arrangement Note

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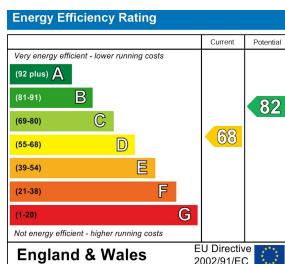


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