



3 Ingleby Close,
Cotgrave, NG12 3QR

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This detached family home has been recently modernised by the current owners, and provides well presented accommodation arranged over two floors including; an entrance hallway, a living room, a dining kitchen/family room, a separate family room (offering the potential for use a bedroom should that suit the needs of new owners), and a shower room on the ground floor, with the first floor landing giving access to four bedrooms, and the four piece family bathroom.

Benefiting UPVC double glazing (updated within the past three years), and gas central heating with a combination boiler, the property has a privately enclosed south west facing garden to the rear (housing a timber home office and storage shed), a further garden to the front, plus a driveway providing off road parking for up to two vehicles.

Situated in a cul-de-sac, 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.

Viewing is highly recommended.

Guide Price £350,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, and doors into the family room/ground floor bedroom, the shower room, and the living room.

The family room/ground floor bedroom has a window to the front (with fitted shutters), and a wash hand basin.

The ground floor shower room has a shower enclosure, and a wc with a sink to the top of the cistern. There is a window to the front, and an electric heater.

The living room has a window to the front (with fitted shutters), a feature log burner, a fitted cupboard with space for a television on top, and an oak door opening to the kitchen diner/family room.

A focal point of the property, the kitchen diner/family room has a matching range of matt white (handleless, and soft close) wall, drawer and base units in white, square edge work surfaces, a breakfast bar, space and plumbing for a washing machine, and integrated appliances including; a dishwasher, a fridge/freezer, a fan assisted oven with a combination microwave oven, and an induction hob with a stainless steel extractor hood over. The Worcester Bosch combination boiler is housed here, there is a dining area and plenty of space for seating, a useful walk in store cupboard, a window to the rear, and French doors opening to the rear garden.

On reaching the first floor, the landing has doors into all four bedrooms, and the family bathroom.

Fully tiled, the recently modernised family bathroom has a four piece suite comprising; a panelled bath, a separate shower cubicle (with two shower heads), a wc, and a wash hand basin with a vanity cupboard beneath. There is a heated towel rail.

The main bedroom is double in size, overlooks the front, and has fitted wardrobes. The second double bedroom overlooks the rear.

There are two single bedrooms, one overlooking the front (with an over stairs storage cupboard), and one overlooking the rear.

OUTSIDE

At the front of the property, the block paved driveway provides off road parking for up to two vehicles, and in turn gives access to the entrance door. There is a lawned garden adjacent, with a central plum tree, and a variety of shrubs. A timber gate gives access to the side and rear.

The south west facing rear garden is laid mainly to lawn, with a hedged and fenced boundary. The garden also houses a large insulated TIMBER HOME OFFICE / STORAGE SHED (The front section is currently used as an office, with French doors opening to the garden, an electric heater, lighting, power points, and Broadband connection points. The rear section is used for storage, and also has power and light connected).

Council Tax Band

Council Tax Band D, Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,563.04.

Referral Arrangement Note

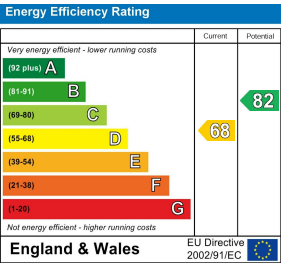
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