



91 Ringleas,
Cotgrave, NG12 3NF

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This semi detached home is offered to the market with no upward chain, and in need of complete refurbishment throughout. An opportunity to create a great family home!

The property provides spacious accommodation arranged over two floors including; an entrance hallway, a dual aspect living room, and a dining kitchen which spans the width of the property on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the family bathroom.

Benefiting from UPVC double glazing, and gas central heating (with a back boiler), the property occupies a large corner plot, with gardens to the front, side and rear, and the potential to add off road parking (subject to council approval and a curb being dropped).

Situated in a popular position, in the sought after south Nottinghamshire village of Cotgrave, the property is within easy reach of excellent 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

The UPVC entrance door opens to the entrance hallway, The entrance hallway has stairs rising to the first floor, an under stairs storage cupboard, and doors opening to the dual aspect living room, and the dining kitchen.

The dual aspect living room, has windows to the front and side, and a gas fire (with a back boiler).

Spanning the width of the property at the rear, the dining kitchen has wall, drawer and base units, roll edge work surfaces, and a sink and drainer unit. There are windows to the side and rear, and a UPVC door opening to the rear.

On reaching the first floor, the landing has doors opening into two double bedrooms, a single bedroom, and the bathroom.

The first double bedroom has a window to the side, the second has a window to the rear.

The single bedroom has a window to the front, and a wardrobe.

Completing the accommodation, the bathroom has a bath, a wash hand basin, and a wc. There is an opaque window to the rear.

OUTSIDE

Occupying a large corner plot, the property has gardens to three sides, laid mainly to lawn, with a pathway leading round.

There are walled and picket fenced boundaries to the front and side gardens.

The rear garden is timber fence enclosed, and houses a brick coal store/out house.

Agent Note

Interested parties should note that there is an issue with the roof at this property, with damage evident in the third bedroom.

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.

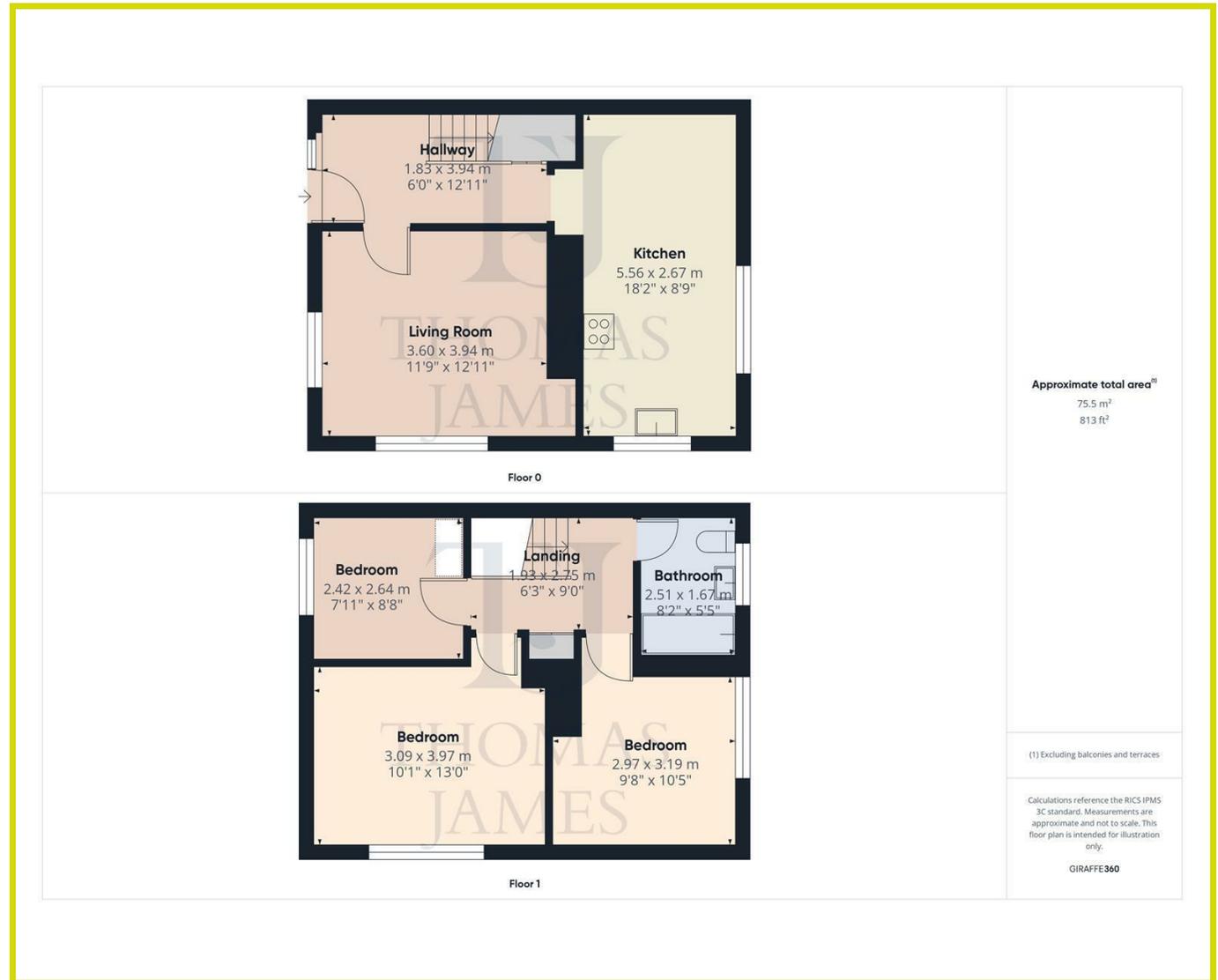
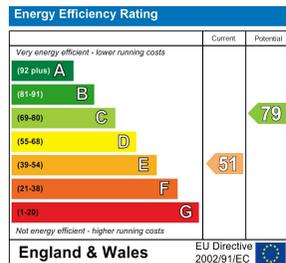


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MONEY LAUNDERING

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