



12 Candleby Lane,  
Cotgrave, NG12 3JG

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**TJ**  
THOMAS  
JAMES

# 12 Candleby Lane, Cotgrave, NG12 3JG

Thomas James are delighted to offer this handsome bay fronted detached family home to the market.

The property provides spacious and immaculately well presented accommodation arranged over two floors including; an entrance hallway, an open plan living/dining/kitchen/family room, plus a utility room, a garden room/bedroom, a wet room, and a separate guest cloakroom/wc on the ground floor, with the first floor landing giving access to three bedrooms, and the five piece family bathroom.

Benefiting from CCTV, a security alarm, gas central heating, UPVC double glazing, chrome switches and sockets, and fully owned solar panels, the property also has an electric car charging point (available by separate negotiation).

There are south westerly facing gardens to the rear of the property (including a large storage shed), and a large frontage, with well stocked flower beds, established trees, and plenty of off road parking.

The property occupies a pleasant position in the heart of the sought after south Nottinghamshire village of Cotgrave.

Early viewing is highly recommended.

Guide Price £385,000





## ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, under stairs storage cupboards and pull out drawers, porcelain tiled flooring, a door into the utility room, and access to the open plan living/dining/kitchen/family room.

The dining room has a bright walk in bay, and an electric stove style fire in a feature surround. There is open access to the spacious living room, which in turn opens directly to the kitchen and family room.

The kitchen has a range of handleless (soft close), wall, drawer and base units in cream, with granite work surfaces and upstands. There is a ceramic sink and drainer unit with a mixer tap over, and integrated appliances including a dishwasher, a tall fridge, a fan assisted oven, a combination microwave oven, and an induction hob. Windows overlook the rear, there are also Velux windows, porcelain tiled flooring, and open access to the family room.

The family room has a continuation of the porcelain tiled flooring, a door to the garden room/bedroom four, and bi-fold doors opening to the rear garden (with internal slatted blinds).

The garden room/bedroom four has a vaulted ceiling, two Velux windows (with electrically controlled blinds), two windows to the front, and bi-fold doors opening to the rear garden (with internal slatted blinds).

The utility room is fitted with further handleless (soft close), wall and base units in cream, with granite work surfaces. There is space and plumbing for a washing machine, and space for dryer. The wall mounted Vaillant central heating boiler is housed here, and there is porcelain tiled flooring. Doors open to the wet room, and the guest cloakroom/wc.

The guest cloakroom/wc has a low flush wc, and a wash hand basin. There is a continuation of the porcelain tiled flooring. The wet room is fully tiled, and fitted with a low flush wc, a pedestal wash hand basin, and a shower area with a mains fed shower (with two shower heads), and a glazed screen. There are solid pine storage cupboards here.

On reaching the first floor, the landing has a window to the side, and doors into three bedrooms and the family bathroom.

The family bathroom is fitted with a five piece suite comprising; a panelled bath, a corner shower enclosure with a mains fed shower (with two shower heads), "His & Hers" wash hand basins with vanity drawers beneath, and a low flush wc.

Bedroom one has a walk in bay window to the front (with shutters), and wardrobes with sliding doors.

Bedroom two has a window to the rear, and a loft access hatch with a pull down ladder (to the partially boarded loft space above, with light).

Completing the accommodation, bedroom three has a window to the front.

## OUTSIDE

The block paved driveway at the front of the property provides off road parking for a number of vehicles, and in turn gives access to the CAR PORT (with a Zappi electric car charging point, available by separate negotiation) There is an array of planted shrub beds, plus established trees, and well maintained flower borders. The garden has an external tap, and a pathway to the canopied entrance door.

The south westerly facing rear garden includes a block paved patio seating area, a shaped lawn, timber sleeper borders and various well stocked plant and flower beds, and a decked seating area. The garden has external lighting, external power points, an external tap, and houses a large timber storage shed (with power, lighting, a work bench and shelving).

## Solar Panels

We are advised the solar panels at the property are owned outright by the current vendors.

There are two solar panel batteries, with 8KW storage space (housed at the side of the property).

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

## Cotgrave

Cotgrave enjoys excellent facilities including a 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. Main road routes and local transport links provide access to Nottingham, Leicester, and surrounding villages.

## 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.

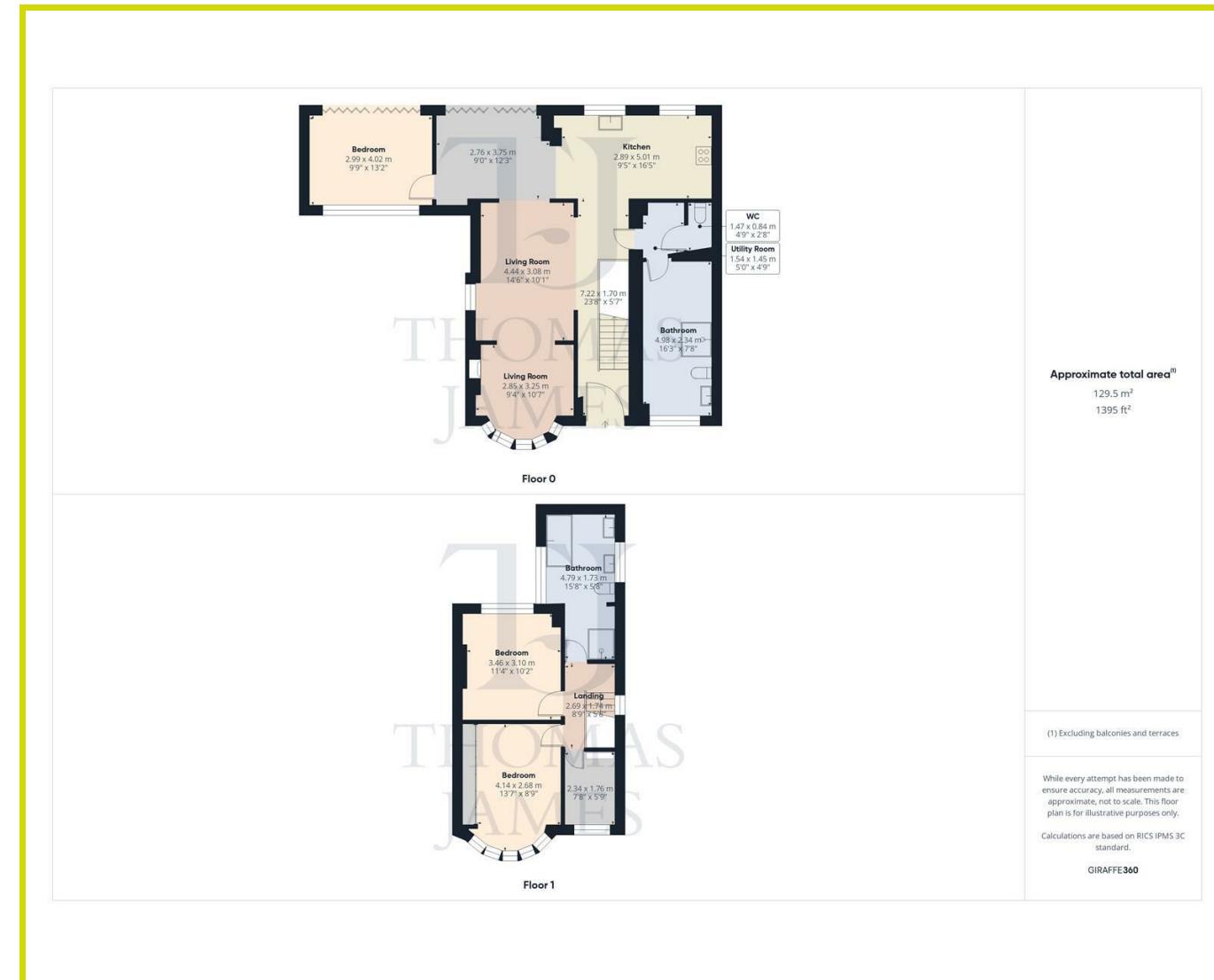
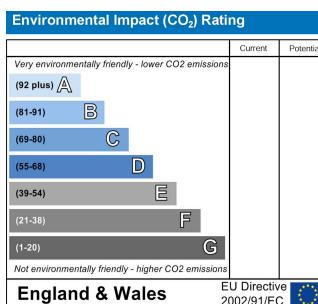
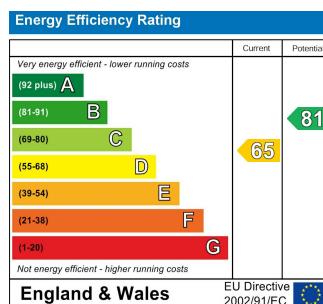


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