



16 Hickling Way,  
Cotgrave, NG12 3NY

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Offered to the market with no upward chain, this end terraced home provides well presented accommodation arranged over two floors including; an entrance hallway, a fitted dining kitchen, a living room with French doors opening to a large conservatory, plus a wc on the ground floor, with the first floor landing giving access to three good size bedrooms (one with a dressing area, and an en-suite shower room), and the family bathroom.

Benefiting from UPVC double glazing, and gas central heating with a modern combination boiler, the property occupies a good size corner plot with enclosed gardens to the side and rear, a low maintenance garden to the front, plus a driveway providing off road parking. With local woodlands immediately to the side, the property enjoys a good degree of privacy.

Situated 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 nearby villages, to Nottingham, Leicester, and beyond.

Early viewing is highly recommended

£250,000





#### ACCOMMODATION

The UPVC entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, a useful under stairs cloaks cupboard, and doors into the living room, the dining kitchen, and the ground floor wc.

The ground floor wc has a white suite comprising a wc, and a wash hand basin set in a vanity unit.

The dining kitchen has a matching range of wall, drawer and base units in cream, wood effect square edge work surfaces, a sink unit with a mixer tap (incorporating a water filter) over, space and plumbing for a washing machine, space for a tumble dryer, and integrated appliances including; a dishwasher, an American fridge/freezer, and a Beko Rangemaster style cooker. There are windows to the front and side here.

The spacious living room has a window overlooking the conservatory, and French doors opening into the conservatory.

Of UPVC construction, with a full height brick wall to to one side, and further quarter height walls, the conservatory has an air conditioning unit, windows overlooking the gardens (with blinds), and French doors (also with blinds) opening out.

On reaching the first floor, the landing has a store cupboard with a radiator, the loft access hatch with a pull down ladder (giving access to the partially boarded loft space above, which houses the Baxi combination boiler), and doors opening to all three bedrooms, and the family bathroom.

The family bathroom has a three piece suite in white comprising; a panelled bath with an electric shower over, a pedestal wash hand basin, and a wc.

Bedroom one has a window to the rear, built in wardrobes, a walk in wardrobe, a separate dressing area (with clothes hanging rails, and a window to the rear), and access to an en-suite shower room. The en-suite shower room has panelling and has a walk in shower, and a vanity unit incorporating the wash hand basin and the concealed flush wc.

Bedroom two is double in size, and has a window to the front.

Completing the accommodation, bedroom three is single in size, has a window to the front, and is currently being used as an office.

#### OUTSIDE

The property occupies a good size corner plot, and is side on to local woodland.

There is a low maintenance garden to the front of the property, laid to stone chipped beds.

Timber double gates give access to the driveway, which provides off road parking for one vehicle. There is an external tap and an EV charging point. A pedestrian gate gives access to the pathway which leads to the side entrance door.

Beyond the driveway, there are two timber storage sheds (both with power and lighting). A covered pathway between the sheds and the house gives timber gated pedestrian access to the side and rear gardens.

The side and rear gardens include a lawned area, a decked seating area, well stocked flower and shrub beds, and an established apple tree. Timber fenced enclosed, the gardens have external lighting, house a greenhouse, and are side on to local woodland.

#### Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2026/2027 £1,774.73.

#### Referral Arrangement Note

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## MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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