



5 Thorntons Close,
Cotgrave, NG12 3TA

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Thomas James are delighted to offer this end terraced home to the market.

The property provides accommodation arranged over two floors including; an entrance hallway, a living room, and a fitted kitchen on the ground floor, with the first floor landing giving access to two bedrooms, and the bathroom.

Benefiting from gas central heating, and UPVC double glazing, the property has an enclosed garden to the rear, a lawned garden to the front, plus a tandem driveway providing off road parking for up to two vehicles at the side.

Situated in a quiet cul-de-sac position in the popular south Nottinghamshire village of Cotgrave, the property overlooks the local allotments and playing field at the side, and 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, Newark, and beyond.

Offered to the market with no upward chain, this property will make an ideal first time purchase. Early viewing is essential!

£180,000





ACCOMMODATION

The UPVC entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, and a door opening to the living room.

The living room has a bay window to the front, and an open archway to the kitchen.

The kitchen has a range of matching wall, drawer and base units, under cabinet lighting, tiled splash backs and solid wood square edge work surfaces, space and plumbing for a washing machine, space for a fridge/freezer, plus a built in fan assisted oven, and an electric hob with an extractor hood over. There is a window to the rear, and a UPVC glass panelled door opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch with a pull down ladder, and doors opening into both bedrooms, and the bathroom.

Bedroom one has a bay window to the front, and an over stairs storage cupboard (with shelving, and housing the Vaillant combination boiler).

Bedroom two has a window to the rear, overlooking the local playing field.

Completing the accommodation, the bathroom is fully tiled, and has a three piece suite in white including; a bath with an electric shower over, a wc, and a pedestal wash hand basin. There is an opaque window to the rear, and a heated towel rail.



OUTSIDE

To the front of the property the garden is laid to lawn, with a pathway leading to the entrance door, and to the driveway.

The tandem driveway at the side of the property provides off road parking for up to two vehicles. Timber gates lead into the rear garden.

The rear garden includes; a patio seating area, and a shaped lawn. Timber fence enclosed, the garden has a security light.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2026/2027 £1,774.73.

Referral Arrangement Note

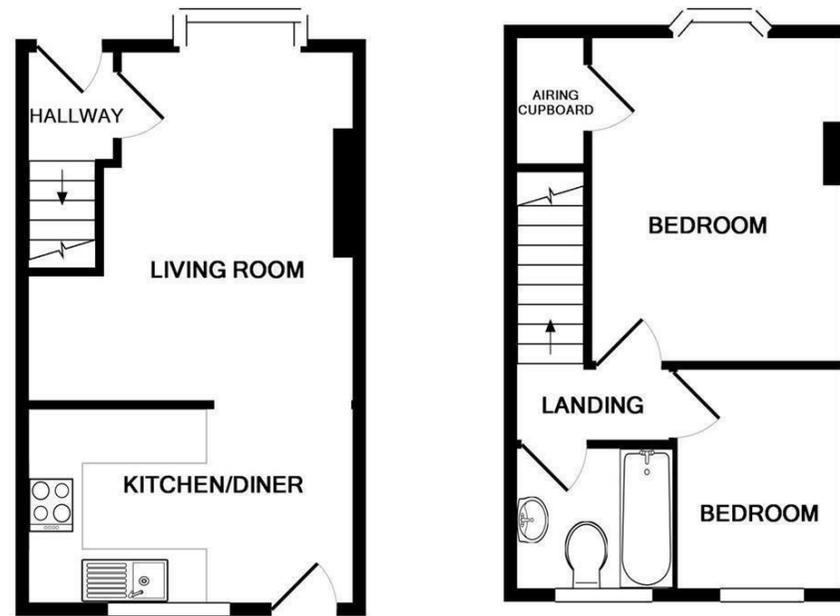
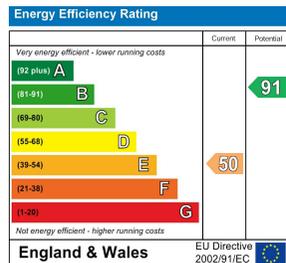
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