



12 Runcie Close,
Cotgrave, NG12 3TG

TJ
THOMAS
JAMES

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Offered to the market with no upward chain, this semi detached home will make an ideal first time or investment purchase.

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

Benefiting from gas central heating, and UPVC double glazing, the property has a south facing garden to the rear, a further garden to the front, plus a tandem driveway at the side providing off road parking for a number of vehicles.

Situated on a popular cul-de-sac in the highly regarded 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, Newark, and beyond.

Early viewing is recommended.

£210,000





ACCOMMODATION

The UPVC entrance door opens into the entrance porch. The entrance porch houses the consumer unit and the meters, and has a door into the living room.

The spacious living room has a large window to the front, a gas fire, stairs rising to the first floor, and a door into the kitchen.

The kitchen has a range of wall, drawer and base units in grey, tiled splash backs and square edge work surfaces, space and plumbing for a washing machine, space for a fridge/freezer, plus a fan assisted oven, and a gas hob with an extractor hood over. There is a window to the rear, ample space for a dining table and chairs, and sliding patio doors opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch (giving access to the loft space above, which houses the combination boiler), and doors into both bedrooms, and the bathroom.

Bedroom one overlooks the front, has a fitted wardrobe, and a storage cupboard over the stairs.

Bedroom two overlooks the rear, and has built in book shelves.

Completing the accommodation, the bathroom has a bath with a shower and a glazed screen over, and a vanity unit incorporating the wash hand basin and the concealed flush wc. There is an opaque window to the side, and a heated towel rail.

OUTSIDE

There is a lawned garden to the front of the property, with a pathway leading to the entrance door.

The tandem driveway at the side provides off road parking, for up to three vehicles. There is timber gated pedestrian access to the rear garden.

At the rear of the property, the south facing rear garden includes a patio seating area, a shaped lawn, shrub beds, and a circular patio seating area. Privately enclosed by timber screen fencing, the garden has an timber shed, external tap, and an external light.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,070.52.

Referral Arrangement Note

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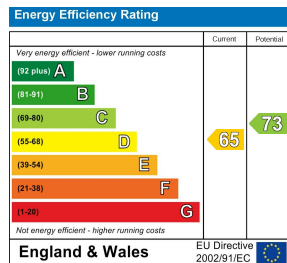


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