



7 Chennel Nook,
Cotgrave, NG12 3PL

TJ
THOMAS
JAMES

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This semi detached home provides spacious accommodation arranged over two floors including an entrance hall, a dining kitchen, a dual aspect living room with patio doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to four bedrooms, and the family bathroom.

Benefiting from a security alarm, UPVC double glazing, and gas central heating, the property boasts well maintained and attractive gardens to both the front and rear. There is a shared parking bay on the cul-de-sac.

Situated in a cul-de-sac position, in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of an extensive range of local facilities including primary schools, a leisure centre with swimming pool, shops and churches, a state of the art doctors surgery and library hub, public houses, a country park and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Offered to the market with no upward chain. Early viewing is recommended.

Guide Price £220,000





Directions

Chennel Nook can be located off Woodview, Cotgrave.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

Opening to the:-

Entance Hall

Stairs off to the first floor, under stairs storage cupboard, ceiling light point, radiator, doors into the dining kitchen, the living room, and the ground floor wc.

Ground Floor WC

Fitted with a low flush wc.

Opaque UPVC double glazed window to the side elevation, radiator, ceiling light point, tiling to the walls, wall mounted Ideal combination boiler.

Dining Kitchen

Fitted with a matching range of wood effect wall, drawer and base units, tiled splash backs and roll edge work surfaces, stainless steel sink and drainer unit, washing machine, fridge/freezer, freestanding gas cooker (all include in sale of the property).

UPVC double glazed windows to the side and rear elevations, radiator, two ceiling light points, laminate flooring, UPVC door opening to the lean-to.

Living Room

A dual aspect room with a UPVC double glazed window to the front elevation, a radiator, three ceiling light points, a feature multi fuel burner set on a slate hearth, and UPVC double glazed patio doors opening to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Shelved store cupboard, loft access hatch (giving access to the fully insulated loft space above), ceiling light point, doors into four bedrooms and the family bathroom.

Family Bathroom

Fitted with a three piece suite comprising a panelled bath with an electric shower over, a low flush wc, and a pedestal wash hand basin.

Opaque UPVC double glazed window to the rear elevation, tiling to the splash backs, vinyl floor covering, ceiling light point, chrome heated towel rail.

Bedroom One

UPVC double glazed window to the front elevation, ceiling light point, radiator, store cupboard.

Bedroom Two

UPVC double glazed window to the front elevation, ceiling light point, radiator.

Bedroom Three

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

Bedroom Four

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

OUTSIDE

At the rear of the property there is a large garden which includes a patio seating area, a shaped lawn, and established shrubs and trees. Timber fence enclosed, the garden has external lighting, and an external tap, and houses a brick built coalhouse. A timber gate leads to the pedestrian walkway at the rear.

To the side of the property there is a lean-to with covered storage space, an external light, and pedestrian doors to both the front and rear.

The attractive garden at the front of the property has a hedged boundary, and is laid to lawn, with planted shrubs and roses. A pathway leads to the entrance door.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2023/2024 £1,818.06.

Referral Arrangement Note

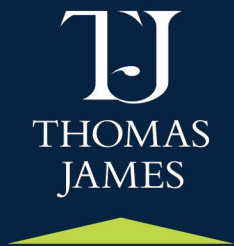
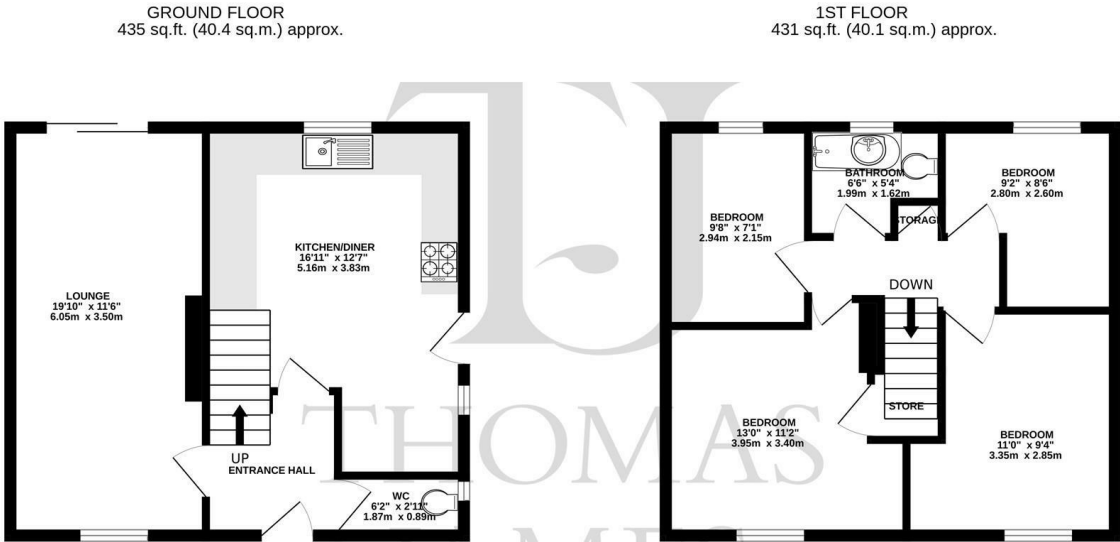
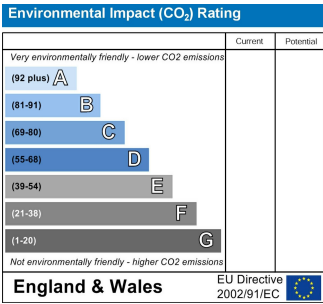
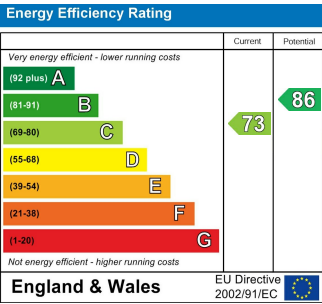
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