



8 The Warren,
Cotgrave, NG12 3TH

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Thomas James are delighted to offer this spacious link detached home to the market.

The property provides accommodation arranged over two floors including; an entrance hallway, a through lounge/dining room, a fitted kitchen, a conservatory, a large utility room, and a cloakroom on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the family bathroom.

Benefiting from gas central heating, and UPVC double glazing, the property has a privately enclosed rear garden, an integral single garage, plus a driveway providing off road parking for a number of vehicles at the front.

Enjoying a good degree of privacy, the property is situated in a popular cul-de-sac, and accessed via a private road. The property is within easy access of excellent facilities in the sought after village of Cotgrave 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, and beyond.

Guide Price £279,500





ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has a window to the side, stairs rising to the first floor, and doors opening to the ground floor cloakroom, and the living room.

The ground floor cloakroom has a wash hand basin, and a wc.

The living room has a window to the front, a feature gas fire, an under stairs storage cupboard, and an open archway to the dining room. The dining room has a door into the kitchen, and patio doors opening into the conservatory.

Of UPVC construction, the conservatory has a quarter height wall, and French doors opening to the garden.

The kitchen has a range of matching wall, drawer and base units, roll edge work surfaces, a sink and drainer unit, space and plumbing for a dishwasher, space for an under counter fridge, plus an electric oven, and a gas hob with an extractor hood over. There is a wood panelled door opening into the utility room.

The utility room has further base units, roll edge work surfaces, a sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and space for a dryer. There is a pedestrian door opening to the integral garage, and a UPVC door opening to the garden.

On reaching the first floor, the landing has an airing cupboard housing the hot water tank, the loft access hatch (with a pull down ladder, giving access to the boarded loft space above, which has power, lighting, and houses the Baxi central heating boiler), and doors into all three bedrooms, and the family bathroom.

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

Also double in size, bedroom two has a window to the rear.

Bedroom three is single in size, and has a window to the front.

Completing the accommodation, the family bathroom has a three piece suite including; a panelled bath with a shower over, a wash hand basin, and a concealed flush wc. There is a heated towel rail.

OUTSIDE

The property is one of just four properties accessed via a private road.

At the front of the property, the driveway provides off road parking for up to three vehicles, and in turn gives access to both the entrance door, and the INTEGRAL SINGLE GARAGE (with an up and over door, power and lighting connected, eaves storage space, and a pedestrian door into the utility room). A secure gated pathway leads to the side and rear.

The north west facing rear garden includes a large patio seating area, a shaped lawn, and shrub beds. Privately enclosed by timber screen fencing, and enjoying a good degree of privacy, the garden has an external tap, and an external light.

Please Note

Interested parties should note that any maintenance required to the private road, is shared responsibility between the four properties that use it.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,278.27.

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.



DISCLAIMER NOTES

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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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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