



12 Ringleas,
Cotgrave, NG12 3LU

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Offered the market with no upward chain, this semi detached family home is presented in good decorative order throughout, and provides accommodation including; an entrance hallway, a living room, and a modern fitted dining kitchen on the ground floor, with three well proportioned bedrooms, and a contemporary fitted bathroom on the first floor.

Benefiting from gas central heating with a Worcester Bosch combination boiler, double glazing, composite front and rear entrance doors, and slatted blinds to all of the windows, the property has a large enclosed south westerly facing garden to the rear, and a further enclosed garden to the front.

Situated in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of excellent local 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, and beyond.

Viewing is recommended.

Guide Price £210,000





ACCOMMODATION

The composite entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, a useful under stairs storage cupboard, and doors opening to the living room, and the dining kitchen.

The living room has a window to the front.

The dining kitchen has a modern range of high gloss wall, drawer and base units in white, tiled splash backs and roll edge work surfaces, ample space for under counter appliances, space for a tall fridge/freezer, plus an integrated electric fan oven, and a four ring gas hob. The wall mounted Worcester Bosch combination boiler is housed in a cabinet here, there is a window over looking the rear garden, and a composite door opening out.

On reaching the first floor, the landing has a loft access hatch, and doors into all three bedrooms, and the fitted bathroom.

The fitted bathroom has a three piece suite in white including; a L- shaped bath with a shower over (with two shower heads), a pedestal wash hand basin, and a wc. There is an opaque window to the rear.

Bedroom one is double in size, has a window to the rear, and a built in storage cupboard.

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

Completing the accommodation, bedroom three is single in size, has a window to the front, and an over stairs wardrobe.

OUTSIDE

At the front of the property there is wrought iron fencing and a pedestrian gated access to the garden. The garden is laid mainly to lawn, with a central tree, shrub borders, a pathway to the entrance door, and a pathway leading to the side and rear.

The south westerly facing rear garden is of a good size and includes; hard standing which could be used as a patio area, a shaped lawn, and a large vegetable plot. Timber fence enclosed, the garden houses a timber framed green house, a timber shed, and a brick coal house.

Council Tax

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

Referral Arrangement Note

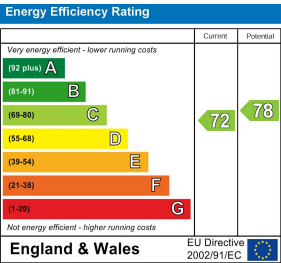
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Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com

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