



2 Whitelands,  
Cotgrave, NG12 3PP

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**TJ**  
THOMAS  
JAMES

# 2 Whitelands, Cotgrave, NG12 3PP

Thomas James are delighted to offer this spacious semi detached home to the market. The property provides well presented accommodation arranged over two floors including; an entrance hallway, a generously sized living room with a multi fuel burner, a contemporary dining kitchen, and a UPVC conservatory with French doors opening to the rear garden 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, UPVC double glazing, a security alarm, and CCTV, the property occupies a corner plot, with gardens to the side and rear, plus a driveway providing off road parking at 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.

Early viewing is highly recommended.

Offers Over £235,000





## ACCOMMODATION

The composite entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, useful fitted under stairs storage units, and an open archway into the living room.

The living room has windows to the front and sides (with slatted blinds), and a feature multi fuel burner set on a marble hearth with a mantle over.

The dining kitchen has a range of high gloss wall, drawer and base units in grey, quartz work surfaces, space and plumbing for a washing machine, space for an American style fridge/freezer, and integrated appliances including a dryer, a dishwasher, a fan assisted oven, and a microwave combination oven with a warming drawer beneath. There is a feature island with a quartz work surface, a breakfast bar, a sunken sink unit, and an integrated induction hob with a hanging extractor fan over. The combination boiler is housed in a cupboard here, there is tiled flooring, and patio doors opening to the conservatory.

Of UPVC construction, the conservatory has herring bone style laminate flooring, a radiator (allowing this to be a year round room), windows overlooking the garden, and French doors opening out.

On reaching the first floor, the landing has a loft access hatch with a pull down ladder (giving access to the partially boarded loft space), a useful storage cupboard, and doors opening into all three bedrooms, and the family bathroom.

The family bathroom has a modern suite in white comprising: a P-shaped bath with a shower and a glazed screen over, and a vanity unit incorporating the concealed flush wc, and the wash hand basin. There is a window to the rear, and tiling to the walls.

Bedroom one is double in size, and has a window to the side, feature wood panelling to one wall, and fitted wardrobes.

Bedroom two is also double in size, and has a window to the rear.

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

## OUTSIDE

The gravelled driveway at the front of the property provides off road parking for up to three vehicles. There is timber gated pedestrian access to the side and rear.

At the side of the property the garden is laid to lawn, with a pathway leading to the rear. There is an external tap, an external light, and a timber storage shed (with a secure door, and a window) here.

To the rear of the property there is a paved courtyard style garden, ideal for entertaining. Timber fence enclosed, the garden houses a wood store, and a brick outstore (which has been insulated and plastered, has laminate flooring, power and lighting a UPVC window, and a UPVC door).

## Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

## Referral Arrangement Note

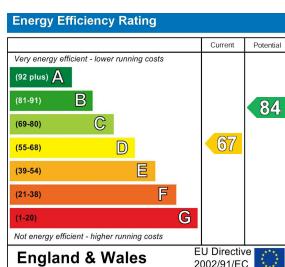
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## 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.



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