



16 Mill Lane,
Cotgrave, NG12 3HP

TJ
THOMAS
JAMES

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****GUIDE PRICE £250,000 TO £260,000****

Offered to the market with no upward chain, this detached bungalow enjoys an elevated position in the heart of Cotgrave, with views over the village.

The property provides accommodation including a breakfast kitchen, a large living room, two double bedrooms, and a fitted shower room.

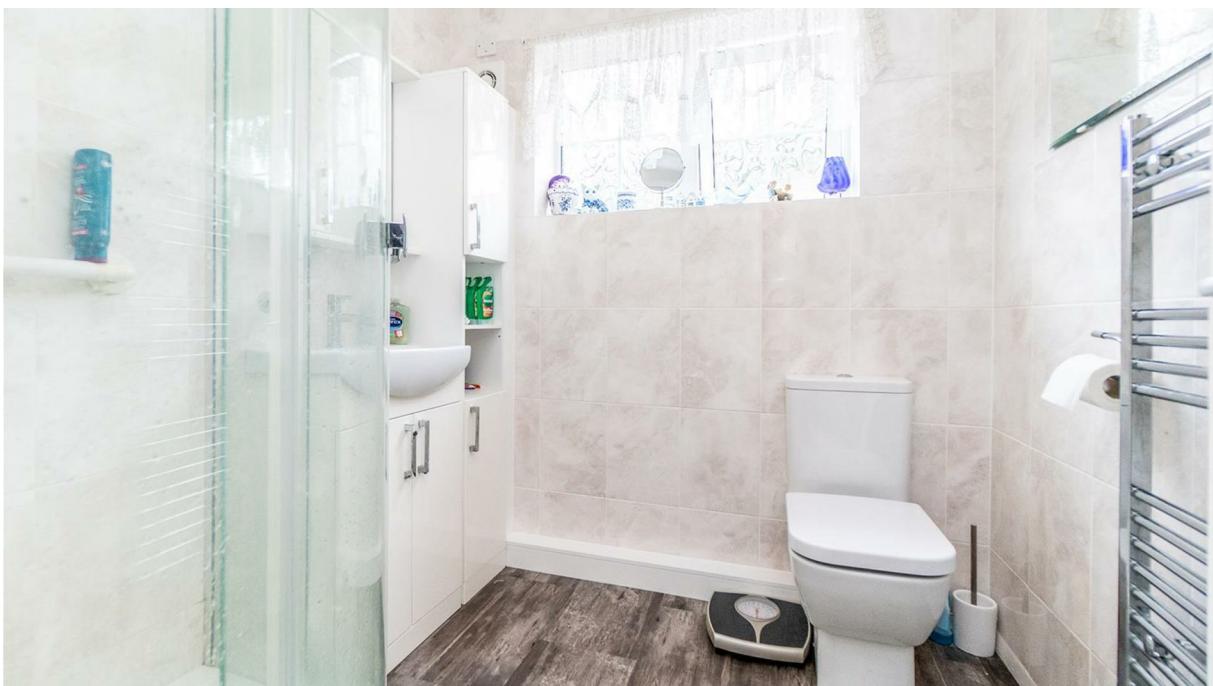
Benefiting from gas central heating and UPVC double glazing, the property occupies a large corner plot and has enclosed gardens to the side and rear (backing onto local woodland at the rear), a further garden to the front, plus a driveway and detached single garage providing off road parking for a number of vehicles.

Located on a sought after cul-de-sac, in the south Nottinghamshire village of Cotgrave, with easy access to the country park, the property is also within easy reach of the excellent facilities including the state of the art doctors surgery and library hub, plus primary schools, shops, public houses, a leisure centre with swimming pool, and a golf course.

Early viewing is highly recommended.

Guide Price £250,000





ACCOMMODATION

The UPVC entrance door at the side of the property opens into the breakfast kitchen.

Fitted with a matching range of wood wall, drawer, and base units, tiled splash backs and roll edge work surfaces, the breakfast kitchen has a one and a half bowl sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, integrated fridge/freezer, electric double oven, and a four ring with an extractor hood over. There are UPVC double glazed windows to the front and side elevations, wall mounted consumer unit, and a door to the living room.

The spacious living room has a UPVC double glazed bay window overlooking the front elevation, a feature electric fire set in a brick surround and a door to the inner hallway.

The inner hallway has a loft access hatch (giving access to the fully insulated, partially boarded loft space above complete with drop down ladder), a useful store cupboard (housing the combination boiler), and doors into both bedrooms, and the shower room.

The shower room has tiling to the walls and is fitted with a modern corner shower enclosure, a vanity unit incorporating the wash hand basin and the low flush wc.

Both bedrooms are double in size, benefit from fitted bedroom furniture and overlook the rear garden.

OUTSIDE

Standing well back from the road, and in an elevated position, the property has a large garden to the front which is laid mainly to lawn with an established tree and planted shrub beds. A pathway with steps leads to the side entrance door, and gives gated access to the rear garden.

The south facing rear garden includes a patio seating area, a shaped lawn, well stocked shrub, plant and rose beds and borders, established trees (including an apple tree and a pear tree), and fruit bushes. A pathway leads to the driveway and DETACHED SINGLE GARAGE (With an up and over door, power and light connected).

Wrought iron double gates give access to the driveway at the rear of the plot and the DETACHED SINGLE GARAGE. There is a "lean-to" greenhouse to the side of the garage.

The garden has walled and fenced boundaries, and backs onto local woodland at the rear.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2189.36.

Referral Arrangement Note

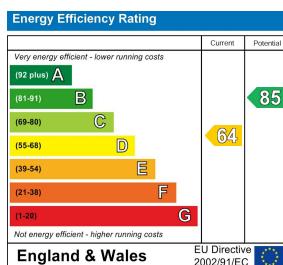
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DISCLAIMER NOTES

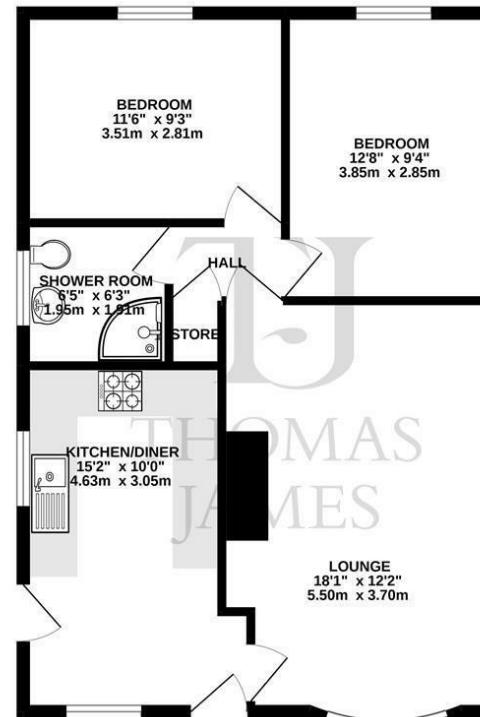
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MONEY LAUNDERING

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GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and areas are approximate and should not be relied upon for any purpose. There may be some inaccuracy, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee is given as to their operation or efficiency can be given.

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