



16 Mill Lane,
Cotgrave, NG12 3HP

TJ
THOMAS
JAMES

16 Mill Lane, Cotgrave, NG12 3HP

****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

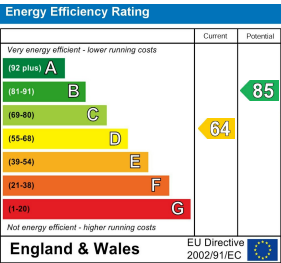
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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

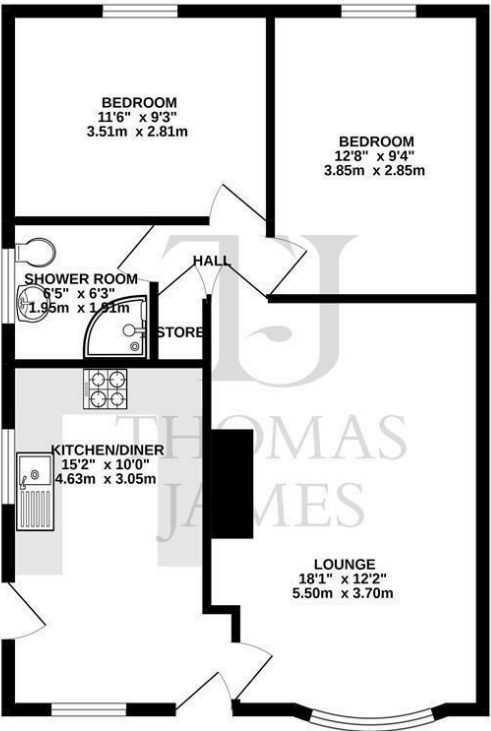


Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

