



Holme Cottage, 15 Kegworth Road,  
Gotham, NG11 0JS



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\*\* Guide Price £275,000 - £295,000 \*\*

Built in the 1890s, this characterful cottage home has been extended over more recent years, and provides well presented accommodation arranged over two floors including: an entrance porch, a lounge, a dining room, and a breakfast kitchen/living area on the ground floor, with the first floor landing giving access to two bedrooms (one with an en-suite shower room), and the family bathroom.

Retaining original features including latched door and beamed ceilings, the property also benefits from double glazing, and newly installed boiler (2024). There are well maintained gardens to the rear of the property (complete with a summer house), plus a gravelled driveway at the front providing off road parking for up to two vehicles.

Situated in the popular South Nottinghamshire village of Gotham, the property is within easy reach of East Midlands Airport, the M1 motorway and East Midlands Parkway train station. Surrounded by attractive countryside, Gotham itself enjoys a wealth of local facilities, and excellent transport links.

Viewing is highly recommended.

Guide Price £275,000







## ACCOMMODATION

The entrance door opens to the entrance porch. The entrance porch has a cloaks hanging area, a light, and a latched door opening to the lounge.

The lounge has a window to the front, a ceiling light point, spot lighting and wall light points, a beamed ceiling, a radiator, a gas fire set in a wooden surround, a storage cupboard, and an archway into the dining room.

The dining room has a window to the rear, a beamed ceiling, a radiator, and a latched door opening to the breakfast kitchen/living area.

The living area has stairs rising to the first floor, a log burner, wooden flooring, a beamed ceiling, spot lighting, a radiator, and a step down to the breakfast kitchen. Here there is a range of wall, drawer and base units, space and plumbing for both a washing machine and a dishwasher, plus built in appliances including a fridge, a freezer, gas oven, and an electric hob. The breakfast kitchen also has a beamed ceiling, spot lighting, and a stable door opening to the rear garden.

On reaching the first floor, the landing has doors into two bedrooms, and the family bathroom.

Bedroom one has a window to the front, a range of built in wardrobes, and a sliding door opening to an en-suite shower room. The en-suite shower room is fitted with a shower cubicle with an electric shower, and a wash hand basin. There is a window to the front, a loft hatch, and spot lighting.

Bedroom two has a window to the side, a radiator, and a ceiling light point.

Completing the accommodation, the family bathroom is fitted with a corner bath with a mixer tap/shower attachment over, a wash hand basin with a mixer tap over, and a wc. There is a window to the side, tiled flooring, part tiling to the walls, a wall mounted medicine cabinet, a radiator, and spot lighting.

## OUTSIDE

At the front of the property, the gravelled driveway provides off road parking for up to two vehicles. There are walled and fenced side boundaries, mature shrub borders, an established tree, and access to the entrance door.

The rear garden is divided into two. The first section includes a patio seating area, with access to the neighbouring property via a pathway. Two steps lead up to the second section, where there is a beautifully well maintained cottage style garden which includes; a further patio seating area, and an array of mature shrubs. The garden has an external light, and an external tap, and houses a storage shed, a log store, and a SUMMER HOUSE.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,956.66.

## Referral Arrangement Note

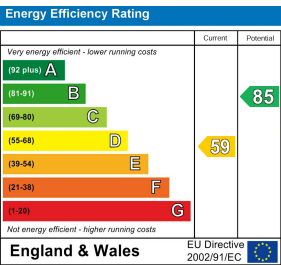
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