



The School House, 34 and 34a Kegworth Road,  
Gotham, NG11 0JS

# The School House, 34 and 34a Kegworth Road, Gotham, NG11 0JS

Thomas James are delighted to offer these two characterful homes to the market. The School House and School House Cottage share a title and will be sold as one unit.

The School House was built in Victorian times, and provides well presented accommodation arranged over two floors including; an entrance hall, lounge, dining room, open plan breakfast kitchen, utility room and bathroom to the ground floor, with three bedrooms to the first floor.

The School House Cottage was added more recently and provides accommodation over two floors including; a cloakroom, dining room, living room, and conservatory to the ground floor, with two bedrooms and the bathroom to the first floor.

Both properties benefit from double glazing and gas central heating (with separate boilers). The two properties share attractive enclosed gardens with unobstructed open views of the local countryside. The large driveway provides off road parking for multiple vehicles.

Viewing is essential.

**Guide Price £725,000**



A unique opportunity to acquire two characterful homes.

## THE SCHOOL HOUSE

### GROUND FLOOR ACCOMMODATION

#### Canopy Porch

Leading into:-

#### Composite Entrance Door

Leading into:-

#### Entrance Hall

Dado rail, ceiling light point, Oak door into:-

#### Lounge

Double glazed windows to the front and side elevations (with custom shutters), a log burner, ceiling rose light fitting, original coving, dado rail, radiator.

#### Dining Room

Double glazed bay window to the side elevation, a electric fire with surround over, coving to ceiling, ceiling rose light fitting, storage cupboards, radiator, door into:-

#### Open Plan Breakfast Kitchen

Fitted with a range of wall, drawer and base units, with work surfaces over, inset one and a half bowl sink and drainer with mixer and BRITA filter tap, integrated dishwasher, integrated fridge and freezer, space for a range cooker with an extractor fan over. Double glazed window to the side elevation, tiling to floor with under-floor heating, under-stairs storage cupboard, (with shelving and space for a fridge/freezer), ceiling spotlights, two Velux windows, French doors opening out to the rear garden, door into:-

#### Utility Room

Inset sink with mixer tap, integrated washing machine and tumble dryer. Along with ceramic under floor heating. Double glazed window to the side elevation, two storage cupboards, ceiling spotlights, radiator, door into:-

#### Bathroom / Wetroom

Fitted with a four piece suite comprising a large freestanding bath with feature tap, a fully tiled shower area with a glazed screen rainfall shower, a vanity wash hand basin with mixer tap, low level flush w/c and under floor heating. Double glazed window to the

rear elevation, Velux window, ceiling light points, storage cupboard, tiling to floor with under-floor heating, feature heated towel rail.

#### Rear Porch

Tiling to floor, recess door mat, windows to the side and front elevations, Velux window, stable door opening into the COURTYARD, access to the ENTRANCE DOOR.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Double glazed window to the side elevation, loft access (giving access to the loft space above), doors giving access to three bedrooms.

#### Bedroom Three

Double glazed window to the side elevation, built-in storage cupboard, ceiling light point, radiator.

#### Bedroom Two

Double glazed bay window to the side elevation, built-in fitted wardrobes, ceiling light point, radiator.

#### Bedroom One

Double glazed window to the rear elevation, built-in fitted wardrobes with top boxes and drawers beneath, coving to ceiling, ceiling light point, radiator.

## THE SCHOOL HOUSE COTTAGE

### GROUND FLOOR ACCOMMODATION

#### Composite Stable Entrance Door

Leading into:-

#### Kitchen

Fitted with a range of wall, drawer and base units, with work surfaces over, inset composite sink and drainer with mixer tap, integrated washing machine and dishwasher, space for a gas cooker with an extractor hood over.

Double glazed window to the side elevation, tiling to floor, ceiling light point, open access into:-

#### Inner Hallway

Double glazed window to the front elevation, stairs rising to the first floor, under-stairs storage cupboard, radiator, built-in storage





cupboard housing the consumer unit, gas central heating boiler and utility meters, doors into dining room, and the:-

#### **Ground Floor Cloakroom**

Fitted with a two piece suite comprising a low level flush w/c and wash hand basin. Extractor fan, ceiling light point, radiator.

#### **Dining Room**

Two double glazed windows to the front elevation, large open access into:-

#### **Living Room**

Two double glazed windows to the side elevation, with decorative inserts, and a double glazed bay window to the side elevation, an electric fire with surround over, two ceiling light points, radiator, double glazed sliding doors opening into:-

#### **Conservatory**

Of UPVC construction, with UPVC double glazed French doors opening out to the rear garden, tiling to floor, and ceiling light point.

### **FIRST FLOOR ACCOMMODATION**

#### **First Floor Landing**

Double glazed window to the side elevation, ceiling light point, doors giving access to the two bedrooms and the bathroom.

#### **Bathroom**

Fitted with a four piece suite comprising a fully tiled walk-in shower enclosure with a mains fed shower, a wash hand basin, bidet and low level flush w/c. Double glazed window to the rear elevation, radiator, ceiling light point, built-in storage cupboard, wood effect laminate flooring.

#### **Bedroom Two**

Double glazed window to the rear elevation, two built-in storage cupboards giving access to the loft, ceiling light point, radiator.

#### **Bedroom One**

Double glazed bay window to the rear elevation with open countryside views, and a further double glazed window to the side elevation, two wall lights, ceiling light point, radiator.

### **OUTSIDE**

To the front of the properties there is off road parking for multiple vehicles. There are two separate pedestrian gates giving access to

the entrance doors of both The School House and The School Cottage at opposite sides of the property, and access to the rear garden.

### **OUTSIDE CONTINUED**

The attractive rear garden is fully enclosed and includes a large patio area, with a good size lawn, and gravelled area beyond. The garden also houses a SUMMER HOUSE, a pergola set over a pond, plus an insulated workshop with power and a GREEN HOUSE.

#### **Double Garage**

Large double garage, up and over doors with power and a side pedestrian door. Accessed through Kegworth Road, with a private driveway via a public footpath.

#### **Location**

Situated in the sought-after South Nottinghamshire village of Gotham, the property is within easy reach of East Midlands Airport and East Midlands Parkway train station. Gotham enjoys a wealth of local facilities, including a primary school, nurseries, a church, public houses, plus bridleways and walks. There are excellent transport links to Nottingham, Derby and Leicester.

#### **Directions**

Kegworth Road can be located off Nottingham Road, Gotham. Behind the old primary school.

#### **Referral Arrangement Note**

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants 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.





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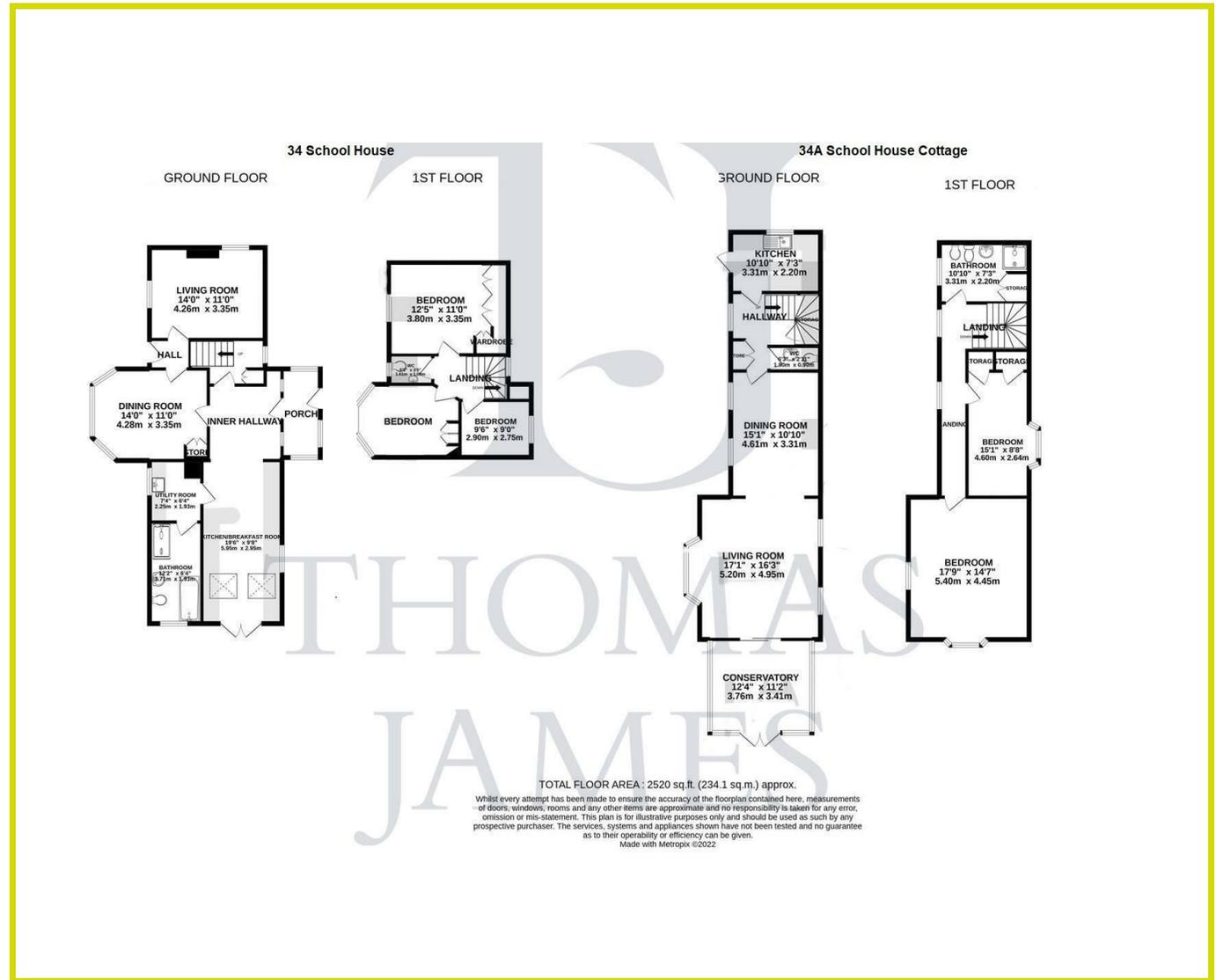
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## MONEY LAUNDERING

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>78</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>78</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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