

**FOR SALE**

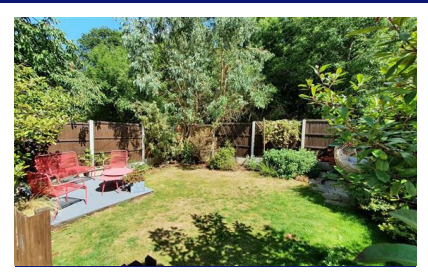
**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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**15 BRIARGATE, COTGRAVE,  
NOTTINGHAMSHIRE NG12 3NT**

**£225,000**

**“OPTION 3 SCHEME” - THIS PROPERTY IS BEING SOLD THROUGH OUR VERY SUCCESSFUL “OPTION 3 SCHEME”. For further details of this scheme and how it may affect your potential purchase, please contact any of our sales team on 01949 87 86 85 prior to arranging your viewing to avoid any misunderstanding.**



## 15 BRIARGATE, COTGRAVE, NOTTINGHAMSHIRE NG12 3NT

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Whether you are First Time Buyers, a growing family or those downsizing, looking for something easier to maintain, then this is the house that many are looking for... you can walk in, put your furniture down and do nothing! Arranged over two floors, the property provides immaculately presented accommodation including an entrance hall, lounge to the front and a large dining kitchen to the ground floor, with the first floor landing giving access to three bedrooms and the family bathroom. The owners have thoughtfully created a sun-trap area of decking for those who enjoy al fresco dining during those balmy summer days.

Boasting a quiet position at the end of a cul-de-sac and with attractively maintained enclosed gardens backing onto local woodland to the rear, a further garden to the front, plus a driveway providing off road parking, the property also benefits from UPVC double glazing and gas central heating... what more could you want as the position itself ensures a very rare opportunity at the edge of this much sought-after Village?

For those searching for a home with children's' education at the forefront of any decision, you can rest assured with Ofsted Reports of 'Outstanding' for some of the local establishments.

Cotgrave village has an excellent range of local facilities and amenities, high grade schooling, and Nottingham city centre and West Bridgford are within easy reach. The property is strategically well located for the A46, A52 and in turn the M1 and A1 motorways. Local rail access points are also in various locations including Nottingham and Grantham with both providing fast rail access to the City of London.



Council Tax Band

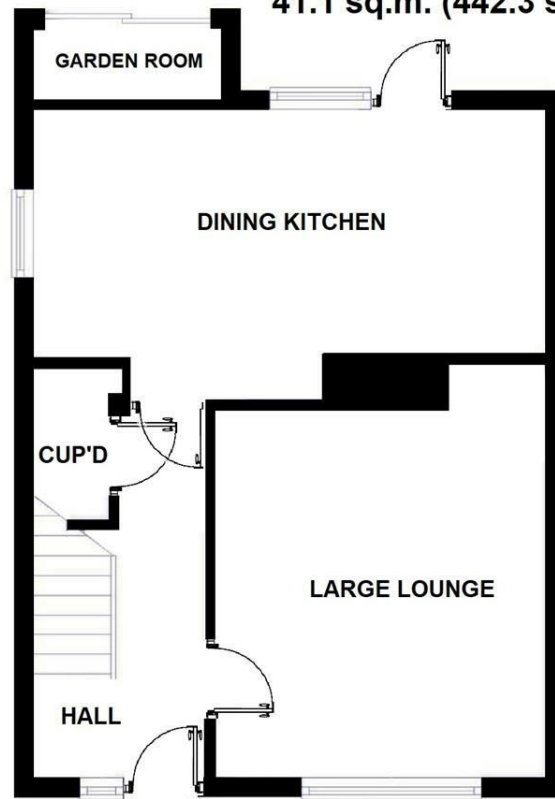
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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) A		
(81-91) B		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

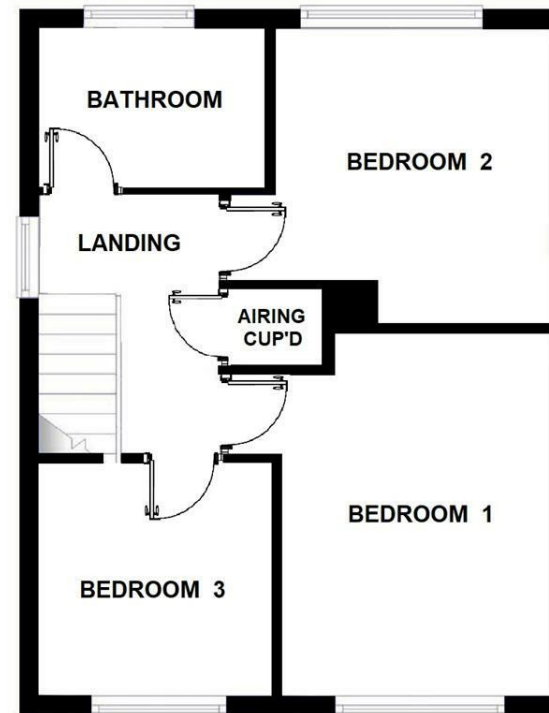
## GROUND FLOOR

41.1 sq.m. (442.3 sq ft)



## FIRST FLOOR

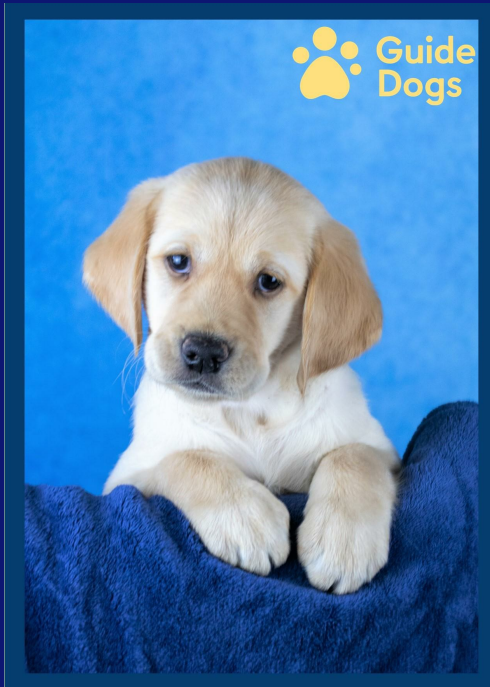
39.3 sq.m. (423 sq ft)



TOTAL FLOOR AREA = 80.4 sq.m. (865.3 sq.ft)



## Meet 'Pearl'



After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her Trainer and we will receive more updates as Pearl progresses to become a fully trained Guide Dog... before she is matched with a suitable recipient.

See all our properties at  
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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,712 last year for this extremely important Charity.

## BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support many of the organisations and annual events in and around Bingham which help to make this such a wonderful town and area to live in.

For more details, contact us at

[sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)







Composite entrance door through to the Hallway with a double glazed side window

### **HALLWAY**

with stairs to the first floor, under-stairs storage cupboard housing the consumer unit, Karndean flooring, central heating radiator with a decorative cover over and doors leading through to the dining kitchen and the

### **DINING KITCHEN**

18'0 x 10'3 (5.49m x 3.12m)

Fitted with a contemporary range of Shaker style painted wood wall, drawer and base units with tiled splash backs and roll top work surfaces over, inset 1 & 1/2 bowl sink and drainer unit with mixer tap, space for a freestanding washing machine and dishwasher (housed in base units), integrated double fan assisted oven with a gas hob and extractor hood over, space for a an American style fridge/freezer. Space for a dining table, vinyl floor covering, two ceiling light points, central heating radiator, UPVC double glazed windows to the side and rear elevations, and a UPVC glass panelled door leading out to the rear garden.







### **LOUNGE**

14'6 x 11'6 (4.42m x 3.51m)  
UPVC double glazed window to the front elevation, feature fireplace, wooden blinds, spotlighting, central heating radiator and SKY connection point.







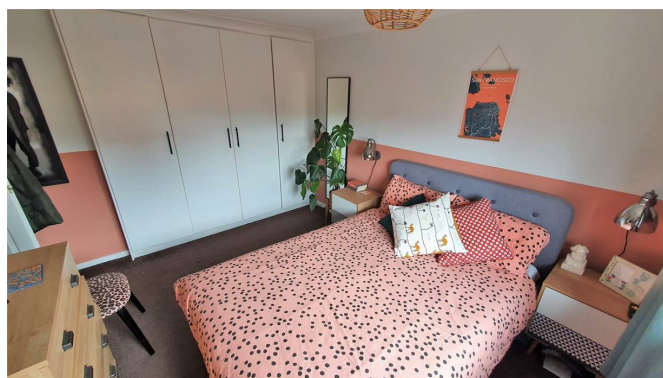
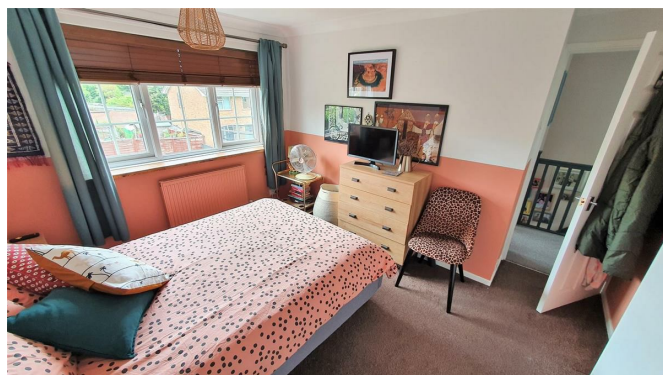
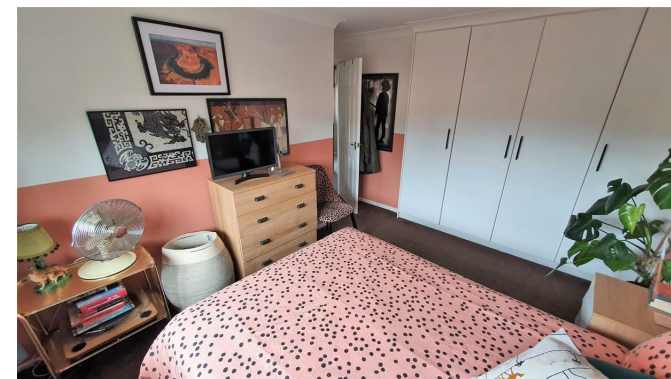
### **LANDING**

Loft access hatch (to the partially boarded loft space above, housing the Worcester Bosch combination boiler), UPVC double glazed window to the side elevation, airing cupboard with shelving and doors leading to three bedrooms and the family bathroom.

### **BEDROOM 1**

12'9 x 11'4 (3.89m x 3.45m)

UPVC double glazed window to the front elevation, central heating radiator. Built-in wardrobes with shelving and hanging.







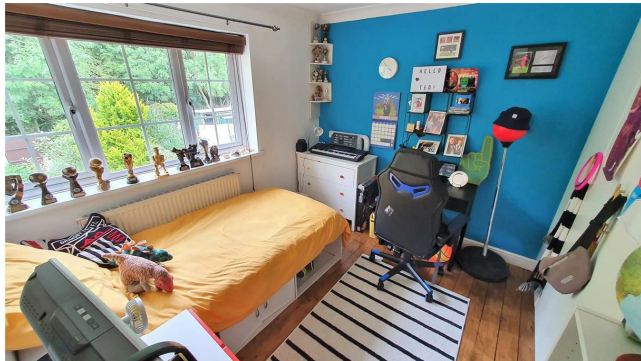
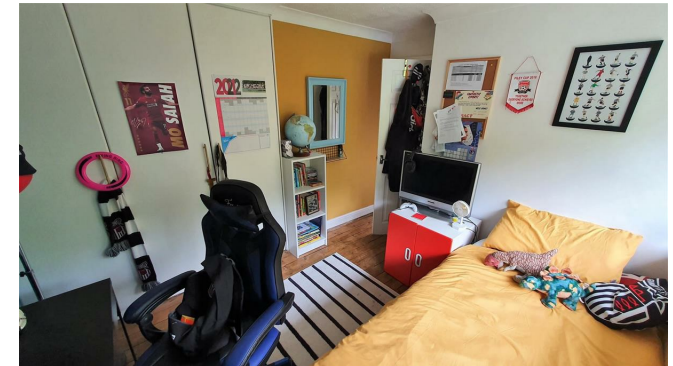
### **BEDROOM 2**

11'4 x 10'6 (3.45m x 3.20m)

UPVC double glazed window to the rear elevation, central heating radiator. Built-in wardrobes with shelving and hanging.

### **BATHROOM**

Fitted with a three piece suite in white comprising a low level flush W.C., contemporary wash basin with drawer unders, and a panelled bath with a pivot screen, rain shower and handset over. Heated towel rail, mosaic style floor covering, spotlighting, and an opaque UPVC double glazed window to the rear elevation.







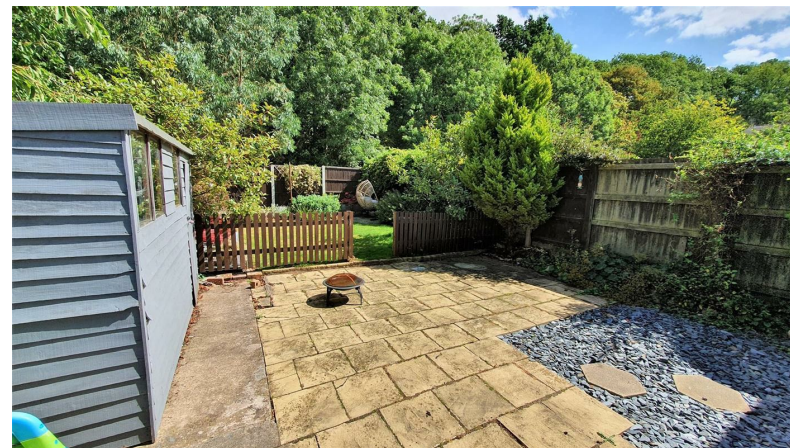
### **BEDROOM 3**

8'3 x 8'2 (2.51m x 2.49m)

UPVC double glazed window to the front elevation, central heating radiator.

### **OUTSIDE TO THE FRONT**

To the front of the property there is a driveway providing off road parking for up to two vehicles. Pathways lead to the front entrance door and to the timber side gate, giving access to the rear garden. There is timber fencing to the boundaries and an adjacent well maintained garden which includes a variety of shrubs.







### **OUTSIDE TO THE REAR**

Backing onto local woodland, the timber fence enclosed rear garden enjoys a private aspect and includes a pebbled seating area and a paved patio. A wooden picket dividing fence and timber pedestrian gate leads onto a shaped lawn beyond. The owners have thoughtfully created a sun-trap area of decking for those who enjoy al fresco dining during those balmy summer days.

The garden also includes a brick built rear porch (accessed from the garden, with UPVC double glazed sliding patio doors, space for a tumble dryer, power connected and a light), and boasts attractive flower beds, shrub borders and established conifer trees, plus a timber storage shed, and an exterior light point.

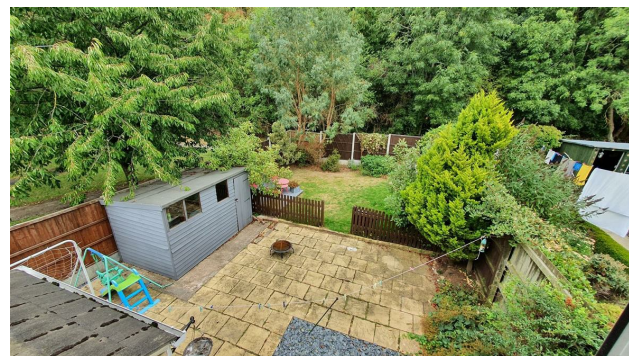






To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)

If you feel that your property deserves to be marketed and presented like  
this, then please contact our office to arrange a time for  
Jonathan Hammond to call out and to discuss what we do and how we do it!







Rosie Chick

Call me to get a free mortgage quote or to compare against any figures you may have already obtained - I'm here to help!

What have you got to lose?

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**01949 87 86 85**  
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out and to discuss what we do  
and how we do it!