

# HoldenCopley

PREPARE TO BE MOVED

Main Road, Cotgrave, Nottinghamshire NG12 3HQ

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Guide Price £230,000 - £250,000

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## SEMI DETACHED HOUSE...

Welcome to this charming semi-detached house located in a village setting, perfect for investors or first-time buyers. This delightful property offers convenient access to local amenities and excellent transport links, making it an ideal choice for modern living. Upon entering the home, you'll find a fitted kitchen that seamlessly connects to the utility room, providing direct access to the rear garden—a wonderful space for outdoor enjoyment. The spacious living room stands out on the ground floor, featuring a cosy fireplace and leading into the conservatory, which also opens to the rear garden. Moving to the first floor, you'll discover two well-proportioned bedrooms, perfect for relaxation. The modern three-piece bathroom suite is thoughtfully designed to enhance functionality. Outside, the property includes off-street parking at the front, complemented by convenient courtesy lighting. The rear garden is enclosed and features a patio area, a lawn, a shed, a decking seating area, and a variety of planted shrubs, bushes, and trees, all surrounded by hedges and a fenced boundary, with gated access for added convenience.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Fitted Kitchen & Utility Room
- Living Room
- Conservatory
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Village Location
- Must Be Viewed





## GROUND FLOOR

### Kitchen

12'4" x 9'11" (3.76m x 3.03m)

The kitchen has a range of fitted base and wall units with worktops and a fitted breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, space for a freestanding cooker, an in-built cupboard, a radiator, wooden beams to the ceiling, a solid wooden door opening to the front elevation, tiled splashback, wood flooring, a UPVC double glazed window to the rear elevation, and a door opening to the utility room.

### Utility Room

9'8" x 2'9" (2.97m x 0.85m)

The utility room has tiled flooring, plumbing for a wash machine, a wall-mounted boiler, UPVC double glazed windows to the rear elevation, and a UPVC door opening to the rear garden.

### Living Room

15'10" x 11'1" (4.85m x 3.38m)

The living room has wood flooring, a TV point, a recessed chimney breast alcove with a feature fireplace, a radiator, a wooden beam to the ceiling, and double French doors opening to the conservatory.

### Conservatory

9'2" x 9'5" (2.81m x 2.89m)

The conservatory has tiled-effect flooring, a radiator, a UPVC double glazed surround, a Polycarbonate roof, and double French doors opening to the rear garden.

## FIRST FLOOR

### Landing

5'2" x 6'11" (1.59m x 2.11m)

The landing has carpeted flooring, an in-built cupboard, access into the loft, and access to the first floor accommodation.

### Master Bedroom

11'2" x 12'0" (max) (3.42m x 3.66m (max))

The main bedroom has two UPVC double glazed windows to the rear and side elevation, fitted wardrobe, an in-built cupboard, a radiator, and carpeted flooring.

### Bedroom Two

7'0" x 6'9" (2.14m x 2.07m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

### Bathroom

9'3" x 5'2" (2.83m x 1.58m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a counter-top wash basin, panelled bath with a wall-mounted rainfall and handheld shower head, a radiator, partially tiled walls, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is off-street parking, and courtesy lighting.

### Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a shed, a decking seating area, various planted shrubs, bushes and trees, a hedged and fence panelled boundary, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band A

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

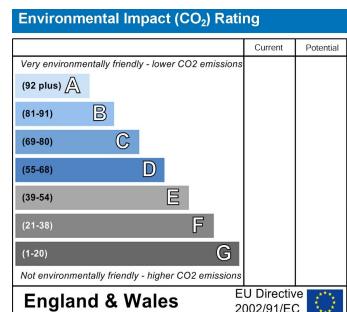
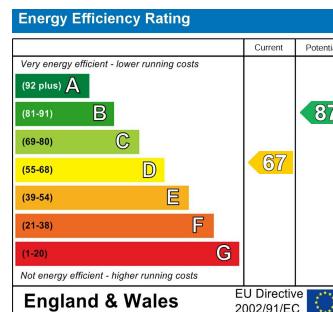
Property Tenure is Freehold

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Details are available upon request.





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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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