

# HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, Gotham, Nottinghamshire NG11 0HE

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£325,000



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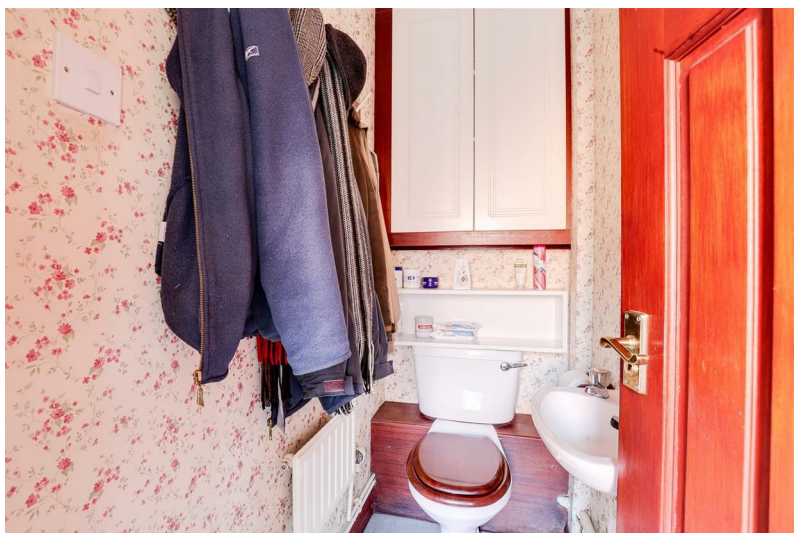




## SOUGHT AFTER VILLAGE LOCATION...

Nestled in the sought-after village of Gotham, this deceptively spacious three-bedroom semi-detached home offers a wonderful opportunity for anyone looking to personalise and create their dream home. Well-presented throughout and lovingly cared for by its current owners, the property retains a warm and welcoming feel while offering scope for modernisation. Surrounded by open fields and enjoying easy access to local amenities, excellent transport links, and great school catchments, the location is as practical as it is picturesque. The ground floor comprises an entrance hall, a cosy reception room, a separate dining room, a generously sized living room, a shaker-style fitted kitchen, and a convenient W/C. Upstairs, there are three well-proportioned bedrooms, a four-piece family bathroom, and access to a boarded loft offering further storage potential. Outside, the beautifully maintained front garden features a patio, a neat lawn, a block-paved driveway, and a detached garage. The garage is impressively spacious—easily accommodating a car with additional room for a workshop, making it ideal for hobbyists or those in need of extra workspace. To the rear, the private garden is a true retreat, complete with a paved patio area with a pergola, a decked seating space, a lawn, and a useful shed. This is an ideal home for those seeking village life with room to grow and make it their own.

## MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Three Reception Rooms
- Well Appointed Fitted Kitchen
- Ground Floor W/C
- Four Piece Bathroom Suite
- Well Maintained Front & Rear Garden
- Off-Road Parking & Detached Garage
- Sought After Village Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

11'6" x 5'11" (3.52m x 1.81m)  
The entrance hall has carpeted flooring and stairs, a radiator, coving, a fitted cupboard, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

Reception Room

11'1" max x 9'11" (3.40m max x 3.03m)  
The reception room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a dado rail, coving and open access into the dining room.

Dining Room

9'10" x 9'2" (3.02m x 2.80m)  
The dining room has a UPVC double-glazed window to the side elevation, wood-effect flooring, a radiator, space for a dining table, fitted cupboards with shelves and coving.

Side Entrance

3'8" x 3'6" (1.14m x 1.09m)  
The side entrance has carpeted flooring, coving and a single UPVC door providing side access.

W/C

5'9" x 2'11" (1.76m x 0.91m)  
This space has a low level flush W/C, a wall-mounted wash basin, a fitted cupboard, coving and an extractor fan.

Kitchen

10'1" x 8'7" (3.08m x 2.63m)  
The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated double oven, a gas hob with an extractor fan, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine, tile-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Living Room

21'3" x 14'9" (6.50m x 4.52m)  
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, two radiators, a feature fireplace with a decorative surround, a TV point, coving and sliding patio doors providing access out to the garden.

FIRST FLOOR

Landing

5'11" x 3'4" (1.82m x 1.03m)  
The landing has carpeted flooring, coving, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

12'5" max x 11'3" (3.80m max x 3.43m)  
The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, two radiators, fitted wardrobes and coving.

Bedroom Two

12'7" x 8'0" min (3.84m x 2.45m min)  
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted wardrobes, over the head cupboards and drawers and coving.

Bedroom Three

12'0" max x 9'6" (3.66m max x 2.92m)  
The third bedroom has UPVC double-glazed windows to the front and rear elevation, carpeted flooring, a radiator, fitted wardrobes, over the head cupboards, shelving and drawers and coving.

Bathroom

8'11" x 5'11" (2.74m x 1.81m)  
The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted mirrored wall unit, a fitted panelled bath, a fitted shower enclosure with a mains-fed shower, tiled flooring, a chrome heated towel rail, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a garden with a patio, a lawn, mature shrubs and plants, a block paved driveway, a detached garage and a single iron gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, a paved patio with a pergola, a decked seating area, a shed, a lawn and mature shrubs.

Garage

22'8" x 9'4" (6.93m x 2.85m )

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)
- 100 Mbps (Highest available upload speed)
- Phone Signal – Some 3G, 4G & 5G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- High risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

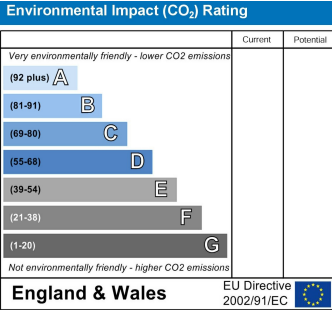
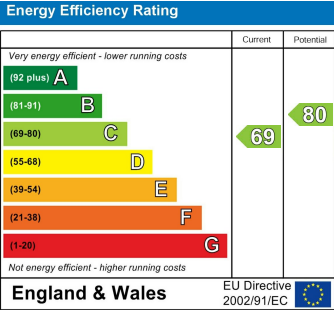
Council Tax Band Rating - Rushcliffe Borough Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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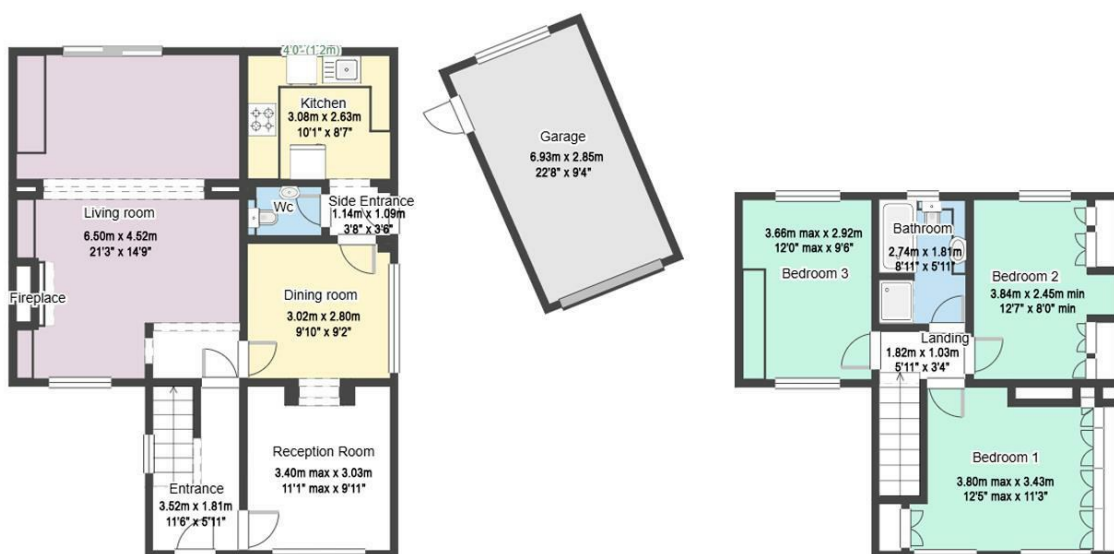
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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