



5 Runcie Close,  
Cotgrave, NG12 3TG

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Thomas James are delighted to be offering to market this detached family home, situated on a popular development in the South Nottinghamshire village of Cotgrave. The property is within easy reach of excellent facilities including schools, shops, a leisure centre, country park and golf course.

The property provides spacious and well presented accommodation arranged over two floors including an entrance hall, w/c, living room, dining room and fitted kitchen to the ground floor, with the first floor landing giving access to four bedrooms and the family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property enjoys a private walled garden to the side, further gardens to the front and opposite side, plus a driveway providing off road parking for two vehicles and a single garage.

Early viewing is highly recommended.

**£279,950**





## GROUND FLOOR ACCOMMODATION

### Composite Entrance Door

With a porch light, leading into the:-

### Entrance Hall

Stairs rising to the first floor, laminate flooring, ceiling light point, radiator, UPVC double glazed panel to the side elevation, cloak cupboard housing the consumer unit, and doors leading to the living room and the:-

### Ground Floor W/C

Fitted with a low level flush w/c, and a wash hand basin. Tiled splash backs, tiled flooring, radiator, ceiling light point, and an opaque UPVC double glazed window to the front elevation.

### Living Room

Feature fireplace with a wooden surround (gas connection capped), two ceiling light points, laminate flooring, radiator, a UPVC double glazed panelled door (with a matching floor-to-ceiling UPVC double glazed side panel) opening to the garden, and open access through to the:-

### Dining Room

UPVC double glazed window to the front elevation, large under-stairs store cupboard with shelving, continuation of the laminate flooring, ceiling light point, radiator, and a door leading through to the:-

### Kitchen

Fitted with a range of wood effect wall, drawer and base units with tiled splash backs and roll top work surfaces over, stainless steel sink and drainer unit with mixer tap, built-in four ring gas hob with a stainless steel extractor hood over, built-in electric fan assisted oven, space and plumbing for a washing machine, space and plumbing for a slim-line dishwasher, space for a tumble dryer, space for a fridge/freezer. Spotlighting, tiled flooring, UPVC double glazed window to the side elevation, and a composite door opening to the rear pathway.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

Loft access hatch giving access to the insulated and partially boarded loft space above, UPVC double glazed window to the front elevation, ceiling light point, airing cupboard housing the wall mounted combination boiler, and doors leading to four bedrooms and the family bathroom.

### Bedroom One

UPVC double glazed window to the side elevation overlooking the green, ceiling light point, radiator.

### Bedroom Two

UPVC double glazed window to the side elevation, ceiling light point, radiator.



### Bedroom Three

UPVC double glazed window to the front elevation, ceiling light point, radiator.

### Bedroom Four

UPVC double glazed window to the front elevation, over-stairs wardrobe, ceiling light point, radiator.

### Family Bathroom

Fully tiled and fitted with a three piece suite in white comprising a low level flush w/c, pedestal wash hand basin, and a panelled bath with an electric power shower over. Ceiling light point, extractor fan, chrome heated towel rail, shaver point, and an opaque UPVC double glazed window to the rear elevation.

### OUTSIDE

To the front of the property, a pathway leads to the FRONT ENTRANCE DOOR. There is timber gated access to the main side garden, flower and shrub bed borders, and a shaped lawn which sweeps around the property to the other side.

The fully enclosed side garden is attractively landscaped and includes a patio seating area, with a shaped lawn beyond. There is a further decked area providing an ideal entertaining space, fencing and wall to the boundaries, a timber shed, an exterior tap, a pathway leading around the rear of the property, and a timber gate giving access to the driveway at the rear.

At the rear of the property there is a concrete driveway providing off road parking for two vehicles and giving access to the SINGLE GARAGE.

### Single Garage

With an up and over door to the front, eaves storage, power connected and a light.

### 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.

### Directions

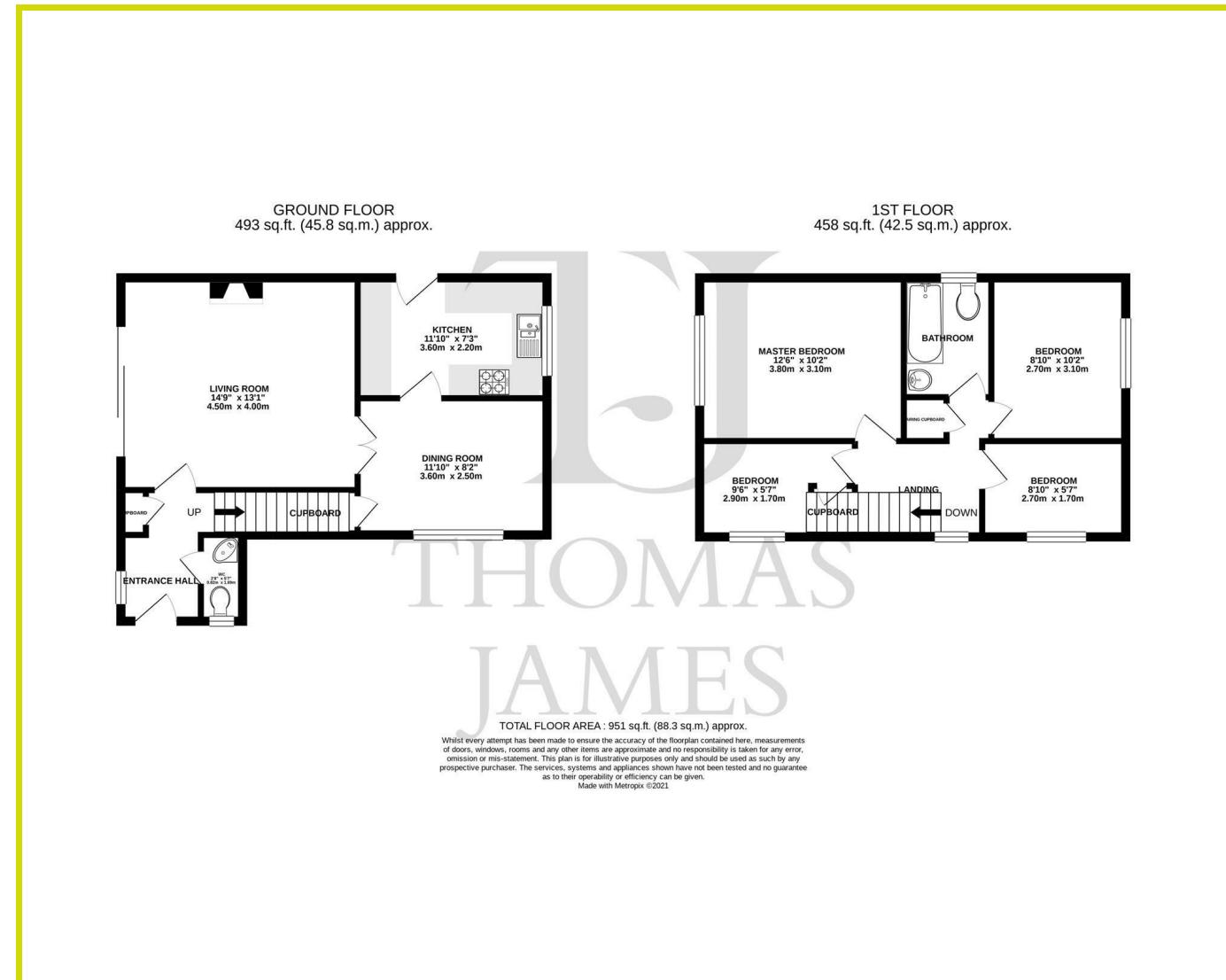
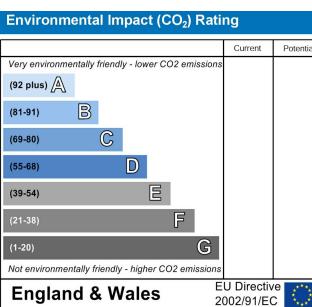
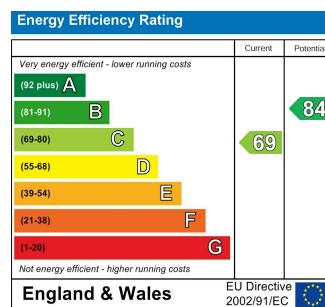
Runcie Close can be located off Owthorpe Road from Scrimshire Lane and Plumtree Road, Cotgrave.

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## MONEY LAUNDERING

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