



20 Flaxendale,  
Cotgrave, NG12 3NR

TJ  
THOMAS  
JAMES

# 20 Flaxendale, Cotgrave, NG12 3NR

Thomas James are delighted to bring to market this immaculately presented semi detached family home situated on a large corner plot.

Arranged over two floors, the property provides accommodation including an entrance hall, living room, and spacious dining kitchen to the ground floor, with the first floor landing giving access to three good sized bedrooms and a contemporary bathroom.

Benefiting from UPVC double glazing and gas central heating with a combination boiler, the property boasts a large side and rear garden with a summer house, a further garden to the front, plus off road parking for up to two vehicles.

Situated in the sought after South Nottinghamshire village of Cotgrave, the property is within easy reach of excellent facilities including schools, shops, a leisure centre and country park.

Early viewing is highly recommended.

**£200,000**





### Directions

Flaxendale can be located off Ringleas from Colston Gate or Owthorpe Road, Cotgrave.

### GROUND FLOOR ACCOMMODATION

#### UPVC Entrance Door

With decorative glazed panels and opaque glazed panels to both sides, giving access into:-

#### Entrance Hallway

Stairs rising to the first floor, laminate flooring, ceiling light point, cupboard housing the utility meters, radiator, doors giving access to the dining kitchen and the:-

#### Lounge

UPVC double glazed window to the front elevation, a feature fireplace with a slate hearth and timber surround, ceiling light point, TV aerial connection point, radiator.

#### Dining Kitchen

Fitted with a range of wall, drawer and base units in cream, with wood effect square edge work surfaces over, inset 1 and half bowl stainless steel sink unit, with mixer tap, and tiled splashbacks, integrated slim-line dishwasher, space and plumbing for a washing machine, built-in fan assisted electric oven, and an electric hob with an extractor fan over, space for a tall fridge/freezer.

UPVC double glazed window to the rear and side elevation, space for a table and chairs, ceiling spotlights, laminate flooring, UPVC double glazed French doors leading out to the rear garden.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Loft access hatch (giving access to the partially boarded and fully insulated loft space above, a wall mounted WORCESTER BOSCH central heating boiler), ceiling light point, doors giving access to three bedrooms and the family bathroom.

#### Bedroom One

UPVC double glazed window to the rear elevation, storage cupboard, ceiling light point, radiator.

#### Bedroom Two

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

#### Bedroom Three

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

#### Family Bathroom

Fitted with a three piece suite comprising a P-shaped bath with a mains fed shower and glazed screen over, a pedestal wash hand basin and a low level flush w/c.

Opaque UPVC double glazed window to the rear elevation, ceiling spotlights, chrome heated towel rail, vinyl effect tiling to floor, extractor fan, fully tiled to walls.

#### OUTSIDE

To the front of the property there is a gravelled driveway providing off road parking for two vehicles, and in turn giving access to the FRONT ENTRANCE DOOR. There is a picket fence to the side boundary, and a pathway leading to a timber gate giving access to the rear garden.

The larger than average rear garden is fully enclosed by timber screen fencing and is mainly laid to lawn with a patio seating area and mature shrub borders. The garden also houses a OUTHOUSE, (with power and lighting connected) and an outside tap and lighting.

#### Summer House 12 x 8 (3.66m x 2.44m)

With power and lighting connected.

#### 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.

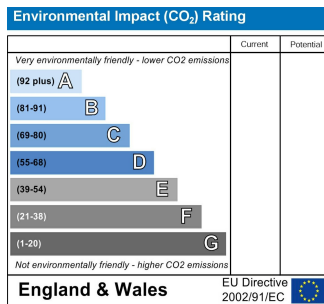
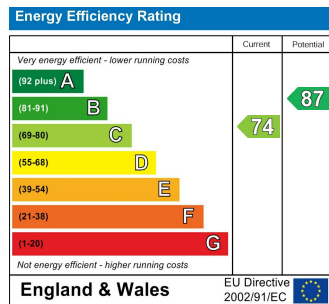


## DISCLAIMER NOTES

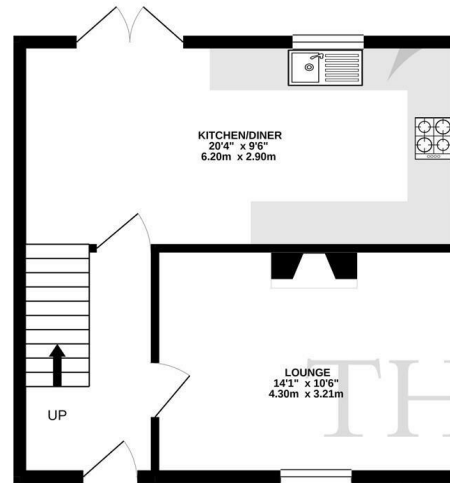
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## MONEY LAUNDERING

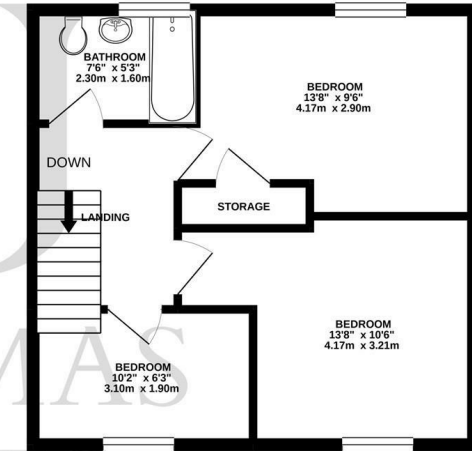
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2021



Thomas James Estate Agents  
Corner Cottage, 4 Bingham Road  
Cotgrave, NG12 3JR

Tel: 0115 989 9757  
Email: [cotgrave@tjea.com](mailto:cotgrave@tjea.com)  
Web: [www.tjea.com](http://www.tjea.com)

Selected as the Best  
Independent Agent by the  
Relocation Agent Network



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.