





£325,000

WHITE FURROWS
COTGRAVE



- EXTENDED DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/LIVING
- SEPARATE DINING ROOM
- DOWNSTAIRS WC
- VILLAGE LOCATION
- EPC B





Spacious Three-Bedroom Detached Family Home

SITUATED IN THE SOUGHT-AFTER VILLAGE OF COTGRAVE, THIS BEAUTIFULLY PRESENTED THREE-BEDROOM DETACHED FAMILY HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION, COMPLEMENTED BY A DELIGHTFUL REAR GARDEN ENJOYING STUNNING OPEN COUNTRYSIDE VIEWS. THE PROPERTY ALSO BENEFITS FROM SOLAR PANELS, HELPING TO REDUCE ELECTRICITY COSTS, ALONGSIDE A CARPORT AND GENEROUS OFF-STREET PARKING.

UPON ENTERING THE PROPERTY, A BRIGHT ENTRANCE HALLWAY PROVIDES ACCESS TO THE GROUND-FLOOR ACCOMMODATION. THE SPACIOUS LIVING ROOM FEATURES A LARGE FRONT-FACING WINDOW, ALLOWING NATURAL LIGHT TO FLOOD THE ROOM. DOUBLE DOORS LEAD THROUGH TO THE SEPARATE DINING ROOM, IDEAL FOR FAMILY MEALS AND ENTERTAINING, WHICH FLOWS EFFORTLESSLY INTO THE IMPRESSIVE OPEN-PLAN KITCHEN AND LIVING AREA AT THE REAR.

THE KITCHEN IS FITTED WITH CONTEMPORARY CREAM WALL AND BASE UNITS, A BREAKFAST BAR AND INTEGRATED APPLIANCES INCLUDING A DISHWASHER, WASHING MACHINE, BUILT-IN OVEN AND HOB. OPENING INTO A COMFORTABLE SEATING AREA, THIS SOCIABLE SPACE IS PERFECT FOR EVERYDAY FAMILY LIVING, WITH BI-FOLD DOORS PROVIDING DIRECT ACCESS TO THE REAR GARDEN AND UNINTERRUPTED COUNTRYSIDE VIEWS. COMPLETING THE GROUND FLOOR IS A CONVENIENT WC.

THE FIRST FLOOR OFFERS THREE BEDROOMS AND A MODERN SHOWER ROOM. THE PRINCIPAL BEDROOM IS A GENEROUS DOUBLE WITH FITTED WARDROBES, A SECOND DOUBLE BEDROOM AND A VERSATILE THIRD BEDROOM, IDEAL AS A NURSERY OR HOME OFFICE. THE CONTEMPORARY SUITE COMPRISES A SHOWER ENCLOSURE, WASH HAND BASIN AND WC.

OUTSIDE, A GENEROUS BLOCK-PAVED DRIVEWAY PROVIDES AMPLE OFF-STREET PARKING, ALONGSIDE A USEFUL CARPORT AND SIDE ACCESS TO THE REAR GARDEN.

THE REAR GARDEN IS PREDOMINANTLY LAID TO LAWN WITH A PATIO AREA, PERFECT FOR RELAXING AND ENJOYING THE PEACEFUL SURROUNDINGS. A GARDEN SHED PROVIDES ADDITIONAL STORAGE, WHILST THE WONDERFUL OPEN VIEWS ACROSS NEIGHBOURING FIELDS CREATE A PARTICULARLY ATTRACTIVE BACKDROP.

COTGRAVE IS A SOUGHT-AFTER SOUTH NOTTINGHAMSHIRE VILLAGE OFFERING EXCELLENT AMENITIES, INCLUDING SCHOOLS, A LEISURE CENTRE, DOCTORS' SURGERY AND LIBRARY. WITH A COUNTRY PARK, GOLF COURSE AND CONVENIENT TRANSPORT LINKS TO NOTTINGHAM AND LEICESTER, IT IS AN IDEAL LOCATION FOR FAMILIES.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; RUSHCLIFFE BOROUGH COUNCIL
- MEASUREMENTS; 97 SQ METERS



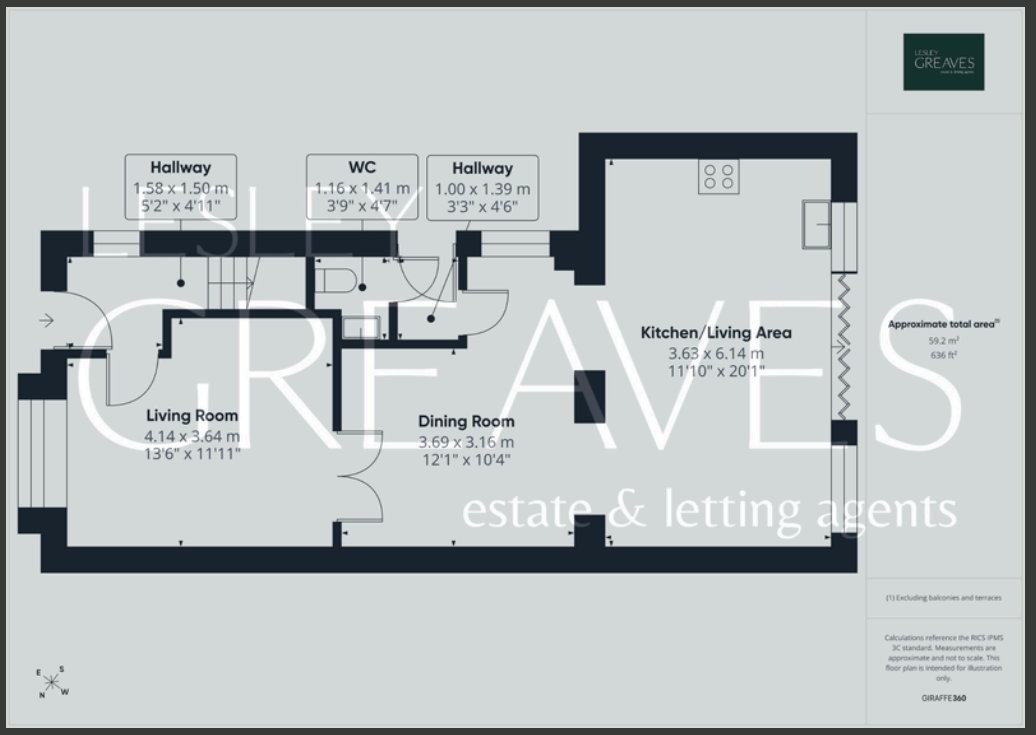


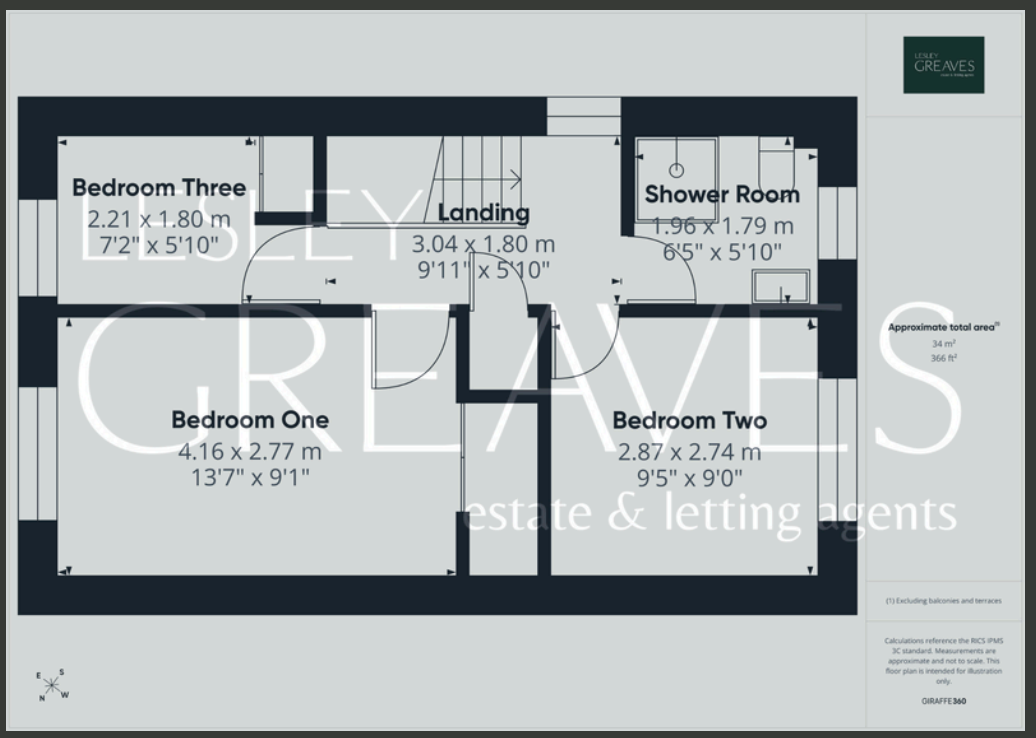












Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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