



Smiths
your property experts

Nottingham Road

Gotham

- Immaculate and pretty cottage
- Located in the heart of this well-placed village
- Beautifully presented living space
- Two good-sized double bedrooms
- Sitting room with an open fire
- Fully fitted shaker-style kitchen/diner
- Private rear gardens with a central lawn
- Gas central heating and uPVC double glazing

General Description

Smiths Property Experts offer to the market this immaculate and pretty cottage located in the heart of the South Nottinghamshire village of Gotham. The property is in excellent condition throughout and boasts private rear gardens and fully refurbished living accommodation.

The Location

The village has several amenities, including a well-thought-out public house, a village shop, and a primary school. There is a bus route to Nottingham and beautiful countryside walks. The neighbouring village of East Leake has a fantastic array of amenities, including secondary schooling and Rushcliffe Golf Club.





The Property

Internally, the accommodation has gas central heating and UPVC double glazing. The floor area measures approximately 650 square feet with immaculate living space over two floors. There is a sitting room with an open fire, a fully fitted shaker-style kitchen/diner with a potential study nook, a rear lobby, and a beautifully fitted four-piece bathroom. Upstairs are two good-sized double bedrooms.

The Outside

The property is set back from the road behind a low-level wall and low-maintenance front gardens. To the rear are private gardens with a central lawn, a seating terrace and a useful outside store.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 613 sq.ft. (57.0 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.
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