



Smiths
your property experts

Holland Close

Gotham

- No upward chain
- Well-presented detached bungalow
- Situated in a corner plot in a cul-de-sac setting
- Generous and well-designed light-filled living space
- Two double bedrooms and a modern shower room
- Flat and landscaped west-facing rear gardens
- Attractive frontage with a driveway and a detached garage
- Walking distance to the village centre and amenities

General Description

Smiths Property Experts offer to the market, with no upward chain, this very well-presented detached bungalow in the heart of the highly regarded Rushcliffe village of Gotham. The property is situated in a rarely available and private cul-de-sac setting, occupying a corner plot with a garage and landscaped west-facing gardens. The village has an excellent array of amenities, a bus route to Nottingham City and nearby East Leake, and access to excellent local healthcare provisions, public houses, and countryside walks alike. The property should be viewed in person to fully appreciate how well the property has been kept and maintained throughout.





The Property

The property has a generous floor area of approximately 950 square feet, with light-filled and smart accommodation. The space feels generous and well-designed, with uPVC double glazing and gas central heating throughout, laid out around a central hall with living space to the left and sleeping arrangements to the right. In brief, expect to find two double bedrooms with excellent storage by way of built-in wardrobes, a conservatory with a garden aspect to the rear and a modern shower room. By way of reception space, there is a large sitting room with a fireplace and a bay window to the front, and a bright kitchen/breakfast room with direct garden access to the rear.

The Outside

Of note is the location, position, and aspect of this lovely bungalow. Set in a small, peaceful, and private cul-de-sac, a short walk from the village centre and its amenities. The property is on a corner plot with a driveway, a detached garage, and a workshop/shed. There are front, side, and rear lawns with evergreen shrubbery planting and lovely seating areas and paths. Maintained to an excellent standard, the grounds are completely flat, so easy to maintain whilst affording the property plentiful outside space.





The Location

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

Property Information

EPC Rating: D.

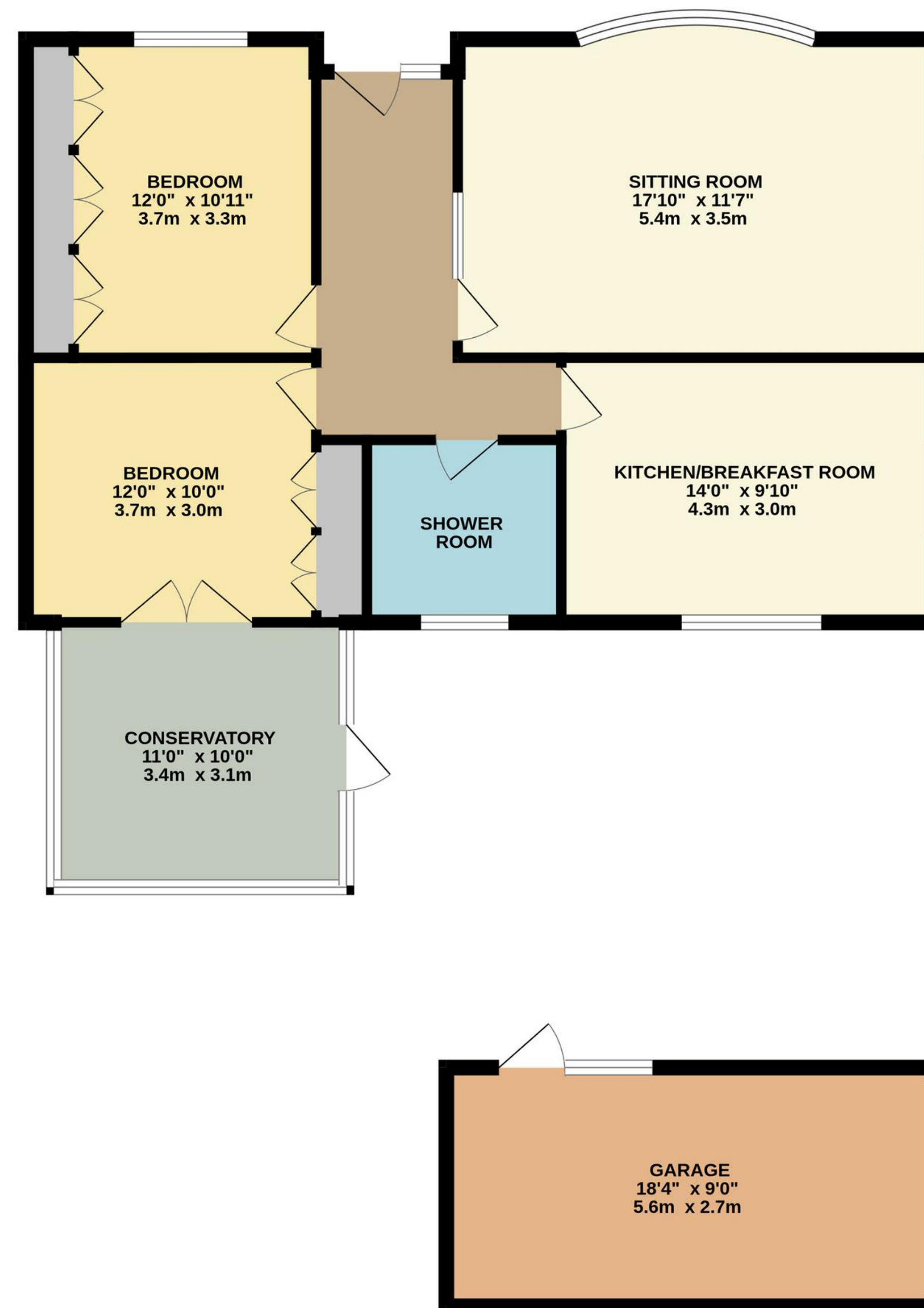
Tenure: Freehold. Council Tax Band: D.

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.





TOTAL FLOOR AREA : 1024 sq.ft. (95.1 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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