



£1,300 Monthly

Keepers Cottage

Cottage | 2 Bedrooms | 1 Bathroom

0115 697 28 29



www.normangalloway.co.uk



Step Inside

Key Features

- Beautiful location
- 1 Bathroom
- 2 Bedrooms
- 5 Weeks Deposit
- Available long term
- Bills not included
- Conservatory
- Fitted Bathroom
- Fitted Kitchen
- Front and back gardens

Property Description

Keepers Cottage is a charming 3-bed home in Nottinghamshire countryside, near Keyworth and Cotgrave Country Park. Enjoy village living with easy access to Nottingham, A46 & A52. Oil heating, Council Tax B. Ideal for families seeking rural charm with city convenience.

Main Particulars

Fancy renting a cottage in a Village? Your opportunity has come. Nestled in the heart of the Nottinghamshire countryside, Keepers Cottage offers a unique blend of rustic charm and modern living. This 2 bedroom home is ideal for families or anyone looking to enjoy village living without moving too far away from the city.

Keepers Cottage is surrounded by the beautiful Nottinghamshire countryside. The property is close to the picturesque villages of Keyworth, Cropwell Bishop, and Tollerton, each offering charming pubs, local shops, and a warm community atmosphere. Harkers Farm shop is just a hop and skip away.

For families, the area boasts excellent schools, both primary and secondary, including the highly regarded South Wolds Academy.

For those who like their own space, this is the perfect rural opportunity. Being nearby local stores and pubs. Nature enthusiasts will love the nearby walking trails, cycling routes, and open green spaces, including the popular Cotgrave Country Park.

Despite its tranquil setting, the cottage benefits from easy access to Nottingham city centre, just a short drive away, offering a range of shopping, dining, and cultural attractions. For commuters, the property is conveniently located near the A46 and A52, with excellent links to Leicester, Grantham, and the wider East Midlands.

There is space for parking in a carport on the side of the road. There is also an outdoor shed included.

Boiler is oil fuelled.

UNFURNISHED (Note: Any furniture or appliances seen in the photographs or videos are the current tenants belongings)

There is 5G and 3G cellular data available at the property, depending on your network. Please investigate this with your mobile provider.

Local Authority: Rushcliffe Borough Council

Council Tax Band: B

Contact Us:

0115 697 2829

contact@ngalloway.co.uk

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While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

Once the Landlord has agreed to accept your application (subject to references and contract) we will ask for a holding deposit equating to one week's rent.

Upon successfully passing the referencing stage of the application, the holding deposit paid will count towards the total balance of rent and deposit owed before the tenancy start date. You risk losing your deposit in the event that;

- * Decide not to rent the property
- * Misled the landlord or the agent
- * Fail a right to rent or immigration check

The agent/landlord has to write to you within 7 days explaining why they are keeping the holding deposit.

We expect that all checks, payments and signatures are completed within 15 days from the date that you have paid your holding deposit. As all signatures are completed online, we feel that this timescale is fair and reasonable.

Paying your holding deposit does not secure the property at this stage - it essentially shows that you are serious and that you are going to the next stage of the application, which is the formal reference checks. You have 15 days from when you pay a holding deposit to enter into a tenancy agreement. This is called the deadline for the agreement.

It is essential that you provide all information as quickly as you can and pay all monies as they become due. If you can consider a tenancy with 2 adults and 2 guarantors for example, that will require 4 people to be reference-checked, and 4 people to pay, and then subsequently sign the tenancy agreement one after the other, one person failing to do their bit on time holds the entire process up and puts everyone else's holding deposit at risk.

We would urge you to contact us at your earliest convenience if there is anything concerning you or if you have questions.

DISCLAIMER: Please ensure you seek your own financial advice (such as council tax) when renting

(1) MONEY LAUNDERING REGULATIONS - prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your cooperation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents

Norman Galloway Sales & Lettings are registered with:

- * Property Redress, with reference: PRS01969.
- * Information Commissioners' Office, with reference: ZA251605
- * Client Money Protect, with reference: CMP002689

Council Tax Band: B (Rushcliffe Borough Council)

Deposit: £1,500

Holding Deposit: £300

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Cesspit

Broadband: ADSL, Cable, FTTC, FTTP

Entrance/Hallway

This large entry has enough space for your side board, perfect to place your key bowl. Even better, there is space for items such as shoe racks, perfect for your every convenience.

Living room

Downstairs living room makes for ease of space, fancy kicking your feet up after a long day of work? Just left of the front door is your living room.

Kitchen

From the lounge, enter through the farmhouse sliding door leads the kitchen. The electric hob, inbuilt electric oven and extractor fan brings modernity to the cottage. With neutral cupboards, this is the ideal space for cooking, baking, crafting and even a cheeky take-away.

Conservatory

FIRST FLOOR:

Landing

Bedroom 1 w: 3.7m x l: 3.29m (w: 12' 1" x l: 10' 10")

Bedroom 2 w: 2.52m x l: 3.72m (w: 8' 3" x l: 12' 3")

Bathroom w: 2.93m x l: 3.3m (w: 9' 7" x l: 10' 10")

With a bath and separate full size shower. Perfect for those who want a quick shower in the morning then a relaxing bath with a glass of your favourite beverage in the evening, this bathroom makes it all possible.

Garden

Large garden that wraps around from the front to the back of the house. The conservatory leads into the rear patio. Plenty of grass, flower beds and space to relax/play.

DEPOSIT

£1,500 (equal to 5 weeks rent)



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Ground Floor



First Floor

Keepers Cottage

NG12 - Clipston-on-the-Wolds

Not to Scale - For illustration purposes only

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 10530079 | VAT Registration Number: 409 4833 83 Registered Office: , 58 Carlton Road, Nottingham, NG3 2AP

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 0115 697 28 29



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