



37 Ripley Road, Cottingham, Market Harborough, LE16 8XQ





**£325,000**

Stuart Charles are delighted to offer to the market with no onward chain this rarely available three bedroom semi detached home in a sought after cul de sac location within the desirable village of Cottingham. Situated on a generous plot the accommodation comprises of entrance hall, guest WC, shower room, lounge with bay fronted window, and multi fuel burner, kitchen/diner with utility room. To the first floor are three good size bedrooms and a family bathroom. The front of the property has a large driveway that provides off road parking for several vehicles, leading to a garage with gated access to the rear garden. The garden to the rear is very private with access to a large decking area with pergola that leads onto a substantial laid lawn enclosed by timber fence surround. The home also benefits from panoramic views of the country side, perfect for nature lovers. Call now to book a viewing!!

- VILLAGE LOCATION
- COUNTRYSIDE VIEWS
- GARAGE AND DRIVEWAY
- LARGE REAR GARDEN
- DOWNSTAIRS SHOWER ROOM
- COMPLETE CHAIN
- CUL-DE-SAC LOCATION
- READY TO MOVE INTO

### Entrance Hall

Entered via a double glazed door to the front elevation, radiator, stairs rising to the first floor landing, under stairs cupboard, door to:

### Lounge

14'10 x 11'10 (4.52m x 3.61m)  
Double glazed bay window to front elevation, multi fuel burner, radiator, tv point, double French doors to the kitchen/diner.

### Kitchen/Diner

18'3 x 10'8 (5.56m x 3.25m)  
Fitted to comprise a range of base and eye level units with a single sink and drainer, range cooker with gas hob, space for white goods, double glazed window to rear elevation, breakfast island, French doors leading into the lounge, double glazed French doors to the rear elevation, radiator.













### Utility Room

6'3 x 5'10 (1.91m x 1.78m)

Double glazed window to side elevation, space for white goods, wall mount boiler.

### Downstairs shower Room

5'10 x 5'10 (1.78m x 1.78m)

Fitted to comprise of a two piece suite consisting of a low level hand wash basin, shower cubicle, radiator, double glazed window to rear elevation.

### Guest WC

Featuring a low level pedestal, single glazed window to the side elevation









## Landing

Double glazed window to side elevation, loft hatch, doors leading to:

## Bedroom One

13'11 x 9'5 (4.24m x 2.87m)

Double glazed window to front elevation, radiator, two built in wardrobes.

## Bedroom Two

12'00 x 10'07 (3.66m x 3.23m)

Double glazed window to rear elevation, radiator, built in wardrobe with airing cupboard.









### **Bedroom Three**

9'8 x 7'5 (2.95m x 2.26m)

Double glazed window to front elevation, radiator, double built in wardrobe.

### **Bathroom**

8'00 x 6'6 (2.44m x 1.98m)

Featuring a three piece suite with a panel bath, low level pedestal, low level wash hand basin with vanity unit, double glazed window to the rear elevation, radiator.









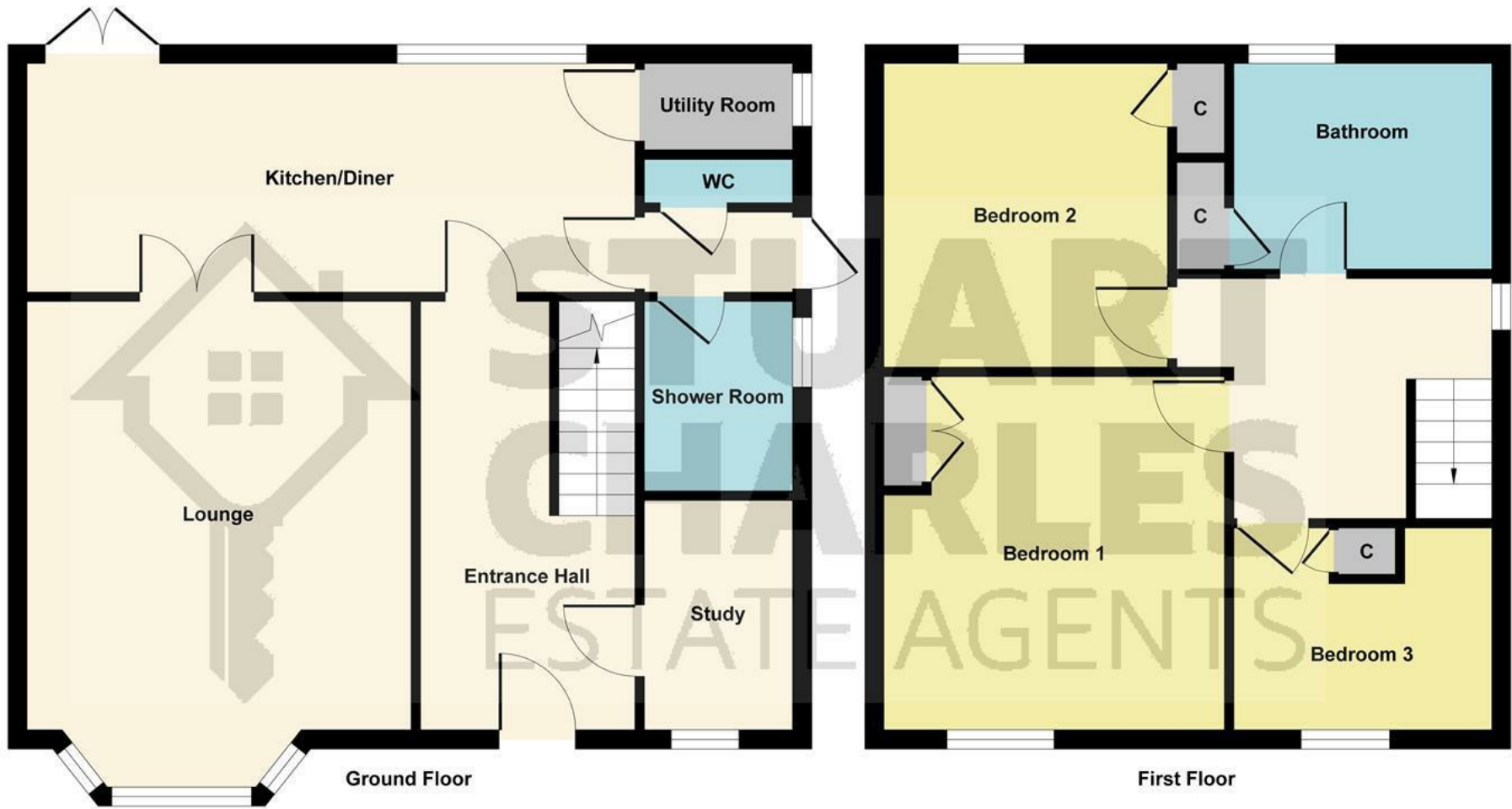


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



## Outside

The front of the property has a large driveway that provides off road parking for several vehicles, leading to a garage with gated access to the rear garden.

The garden to the rear is very private with access to a large decking area with pergola that leads onto a substantial laid lawn enclosed by timber fence surround

## Garage

Up and over door

