



18a Ripley Road, Cottingham, Market Harborough, Leicestershire, LE16 8XQ



## Offers in excess of £347,000

Stuart Charles are delighted to offer for sale this rarely available four bedroom detached home within the heart of Cottingham's picturesque village. This unique house was individual built to high specification with lots of upgraded finishes. To the ground floor, you'll find a large entrance hall which gives you access to the spacious living room with high vaulted ceilings, a bright dining room with underfloor heating and a stunning sky lantern, and a bespoke kitchen, utility room, and W/C. Upstairs, there are four bedrooms, including one with an en-suite shower room and the master with its own W/C. Outside, the low-maintenance garden features artificial lawn and a large patio area perfect for outdoor gatherings. There's also an open-fronted bar area and a versatile outbuilding currently used as a gym. Additional highlights include a hot tub, solar panels, Sono's speakers, HD CCTV, and a house alarm. With off-road parking, this home offers modern comfort in a charming setting. Call now to book a viewing!!

- SOLAR PANELS
- PARKING
- HOT TUB INCLUDED
- OUTSIDE BAR AREA
- FOUR DOUBLE BEDROOMS
- VILLAGE LOCATION
- RECREATIONAL AREA
- DINNING ROOM WITH SKY LANTERN

### Entrance Hall

Entered via a double glazed door to the front elevation, double-glazed window to the front elevation, storage cupboard, stairs rising to first floor, doors to:

### Kitchen

12'10" x 11'6 (3.91m x 3.51m)

Featuring a range of base and eye level units with a farmhouse sink, range cooker, integrated fridge/freezer, integrated washing machine, integrated dishwasher, radiator, wall mounted

boiler, double-glazed window to front elevation.

### Lounge

20'4" x 11'6 (6.20m x 3.51m)

Double-glazed French doors to rear elevation, radiator.

### Dining Room

12'11" x 7'8 (3.94m x 2.34m)

Under floor heating, double-glazed French doors to rear elevation, Sky lantern.







### Guest WC/Utility Room

5'5" x 4'9 (1.65m x 1.45m)

Featuring a two piece suite with a pedestal, and wash hand basin, double glazed window to the side elevation. There is also plumbing for a washing machine, and space for a tumble dryer.

### First Floor Landing

Double glazed window to side elevation, storage cupboard, radiator, doors to:

### Bedroom One

10'9" x 9'6" (3.28m x 2.90m )

Double glazed window to front elevation, tv point, radiator, space for double wardrobes, door to:





### En-suite

5'5" x 4'10" (1.65m x 1.47m )

Featuring a three piece suite with a shower cubicle with mains feed shower, low level wash hand basin and low level pedestal, extractor fan, double glazed window to rear elevation, radiator.

### Bedroom Two

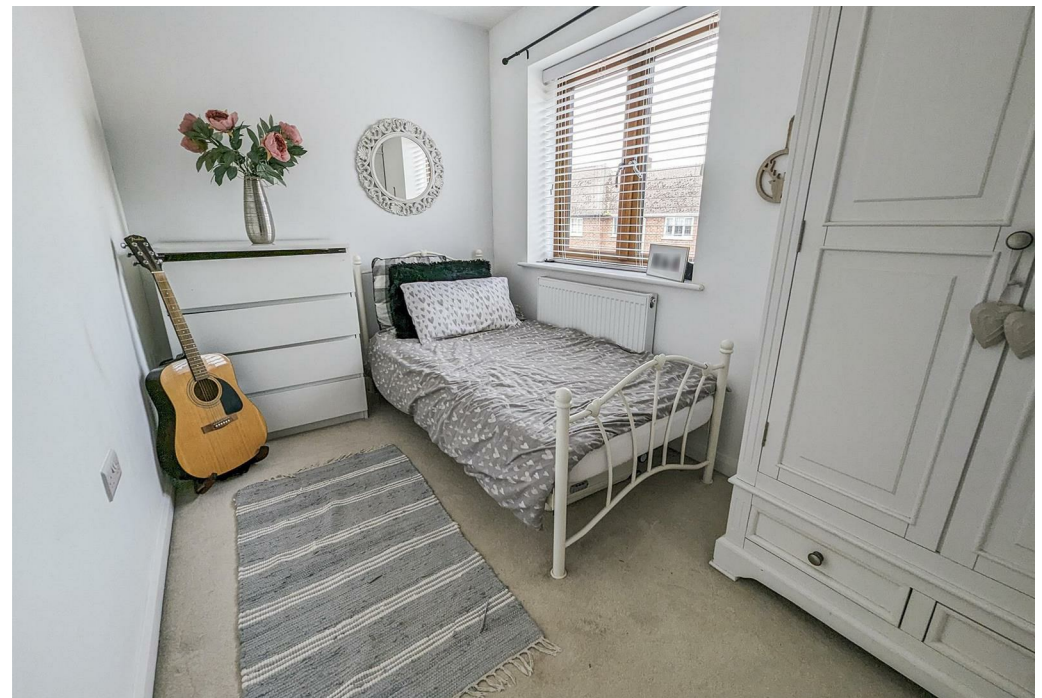
10'10" x 6'9" (3.30m x 2.06m)

Double glazed window to rear elevation, tv point, radiator.

### Bedroom Three

11'5" x 9'6" (3.48m x 2.90m )

Double glazed window to front elevation, tv point, radiator.







### Master Suite

15'10" x 13'5 (4.83m x 4.09m )

This room features two skylight windows to the rear and front elevation, radiator, telephone point and door to low level wash hand basin and low level pedestal.

### Family Bathroom

11'3" x 6'3 (3.43m x 1.91m)

Fitted to comprise a three piece suite consisting of a panel bath, low level wash hand basin, low level pedestal, radiator, extractor, double glazed window to rear.

### Recreational area

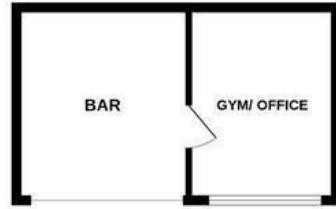
11'3 x 8'11 (3.43m x 2.72m)

Versatile outbuilding currently used as a gym, with power and lights.

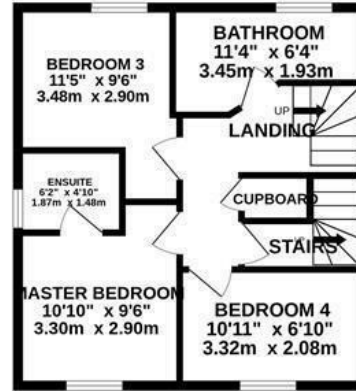




GROUND FLOOR  
892 sq.ft. (82.9 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



2ND FLOOR  
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 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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### Outdoor Seating Area

10'7 x 10'2 (3.23m x 3.10m)

Open-fronted bar area with power and lights.

### Outside

To the front there is block paved driveway with side gated access the rear.

To the rear is a the low-maintenance garden features artificial lawn and a large patio area.

