



41 Stonepit Drive, Cottingham, LE16 8XY

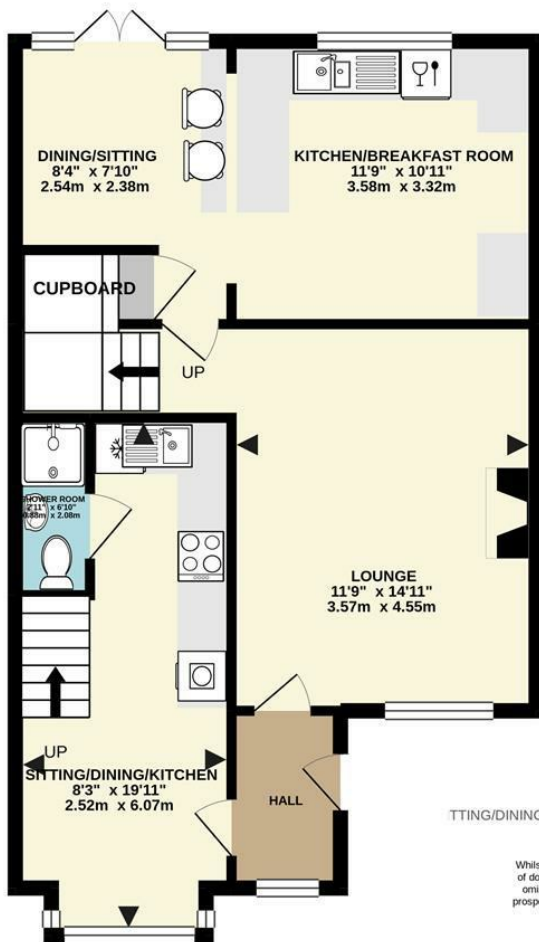
£339,950

A fabulous 3 bedroom detached house located in this sought after village on the edge of the Welland Valley that has been adapted and improved to offer completely unique accommodation, part of which is a separate annex that would be ideal for a teenager or family member who can manage stairs. The annex would also make a fantastic self-contained visitor or carer's accommodation. The present owner has paid meticulous attention to detail; from the minute that you step through the custom made entrance door, having observed the box bay window and grey finished PVC double glazing you can't fail to be impressed and then impressed again when see the superb bathrooms and modern dining kitchen and then when you think it can't get any better just step into the beautifully landscaped garden and you will want to live there - but don't take our word for it please come and see for yourself just how unique and beautifully presented this house is.

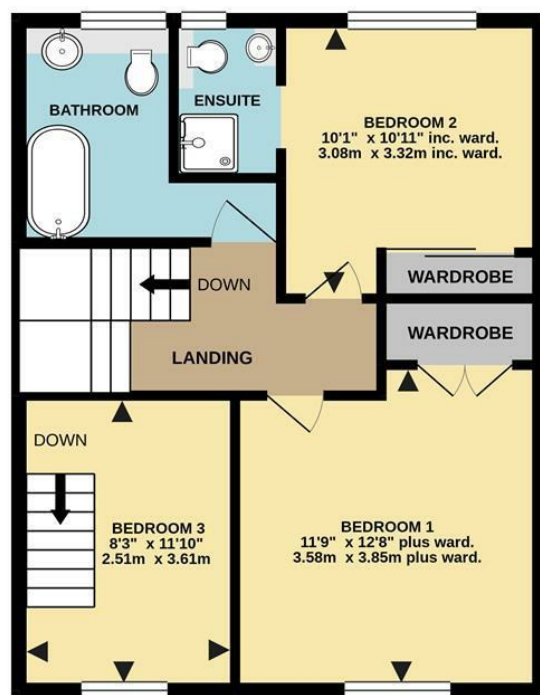
**Tenure: Freehold
Energy Rating: C**

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GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



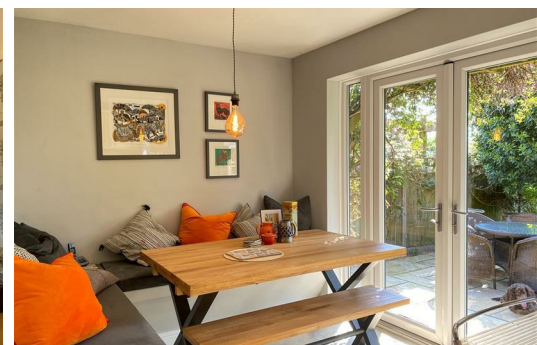
ATTING/DINING/KITCHEN, GROUND FLOOR SHOWER WC AND BED 3 MAKE A SEPARATE ANNEX

TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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.
Made with Metropix ©2021

- 3 Bathrooms; ground floor shower wc, family bathroom wc, en suite shower wc
- Spacious lounge with log burner, superb fitted dining kitchen overlooking garden
- Separate annex includes bed 3 and a bay windowed sitting dining kitchen with the GF shower wc referred to above
- Gas central heating, PVC double glazing, mostly modern grey external finish
- Landscaped gardens, off road parking
- Sought after village with pub on the edge of the Welland valley
- Market Harborough, Kettering and Corby have stations with services to London St Pancras

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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