



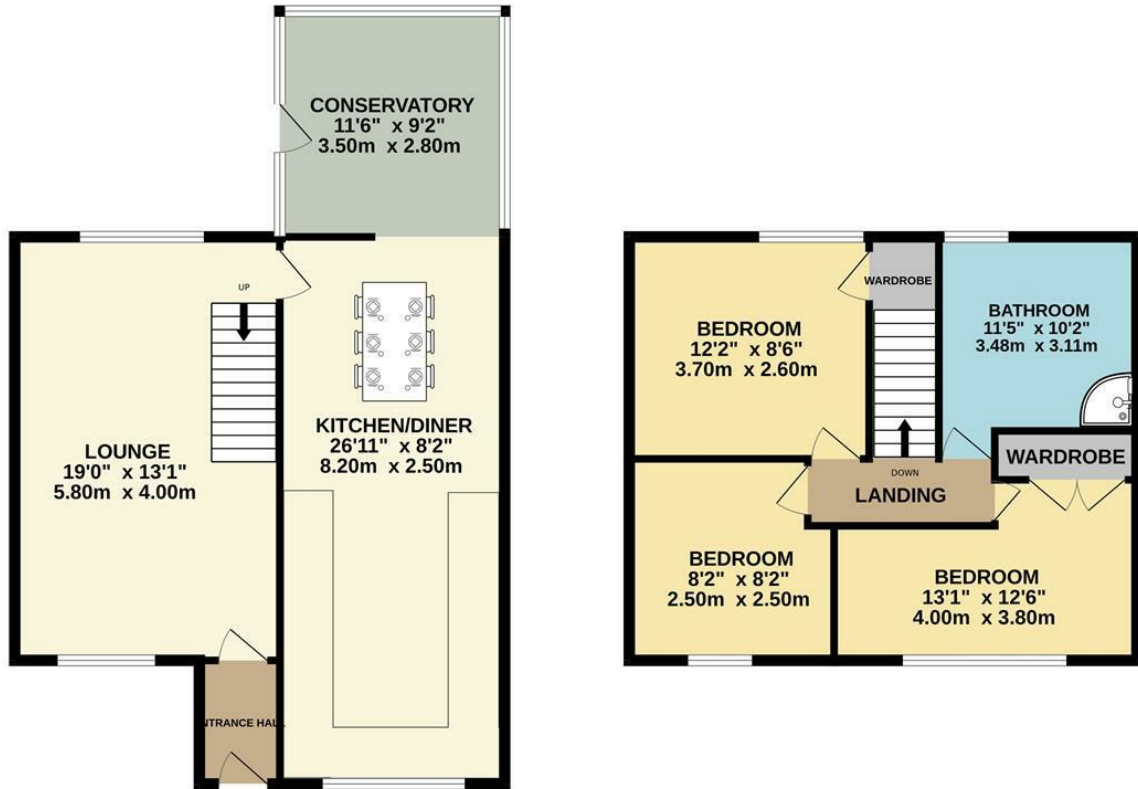
## 31 Stonepit Drive, Cottingham, Market Harborough LE16 8XY Offers Over £325,000

Lucas Estate Agents are pleased to be offering this beautifully modernised 3 bedroom detached property to the market. Sitting in a quiet location in the desirable village of Cottingham, this home offers modern living within a beautiful old village. The house is entered into the spacious hallway with tiled flooring and feature mirrored wall. Into the lounge you will find solid oak Herringbone flooring as well as double aspect windows which bring in plenty of natural light. Other features are the gas fireplace which is the centre piece of the lounge and also the shutters on the front and rear windows. Into the Kitchen/diner you will find a fantastic space that used to be the internal garage but is now extended into a stunning new kitchen which features many built in appliances including a wine fridge. This flows down into the dining space and into the sun room with doors onto the patio. The garden is well maintained with mainly lawn but also features some flower borders and a patio. Upstairs you have 3 bedrooms, 2 being double in size and 1 a spacious single bedroom. The master bedroom features an extra wide dormer window and a built in wardrobe. The shower room has been recently modernised along with the rest of house and features under floor heating and a modern mains fed shower. The front of the property has space to extend the parking or potentially add a single garage (subject to local planning) as the driveway is generous in size. The local primary school has been rated "Good" by ofsted and is only a 10 minute walk from the property and the local cafe/shop is a 4 minute walk. With Corby town centre being a 10 minute drive and Market Harborough a 20 minute drive you really do have everything you need within a short distance.

**Tenure: Freehold**  
**Energy Rating: D**  
**Council Tax Band: C**

**LUCAS**  
SALES & LETTINGS

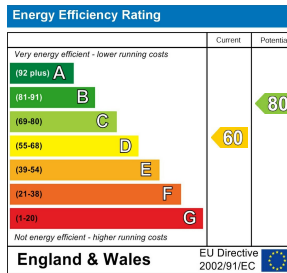
GROUND FLOOR  
1355 sq.ft. (125.9 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 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 ©2024

- Fully Modernised Throughout
- Large Family Kitchen/Diner
- Sought After Village Location
- Lots of Local Amenities
- Large Frontage



2 Silver Street, Kettering,  
Northamptonshire, NN16 0BN  
Tel: 01536 312 600

sales@lucasestateagents.co.uk

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

**LUCAS**  
SALES & LETTINGS