



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Welland View Road, Cottingham

Guide Price £365,000

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"Calm and Comfortable"

Comfortable level living becomes easy in this very deceptively sized, extended, detached bungalow. The property occupies a peaceful location in a cul- de- sac position within the Welland Valley village of Cottingham. The accommodation includes a hall, elegant open plan living/dining room, stylish fitted kitchen, well equipped shower room, two large bedrooms and a conservatory. A private driveway provides off road parking for three cars and access to the garage. The gardens are attractively landscaped and maintained. Start a life of relaxation!

Beautifully maintained and presented, this detached bungalow is a must view property.

Situated within the well regarded village of Cottingham which offers local amenities including a community village shop and cafe, church and a pub. There are lots of nature/ countryside walks on the doors step as well East Carlton Country park which near by.

The accommodation includes an entrance hall which leads to the bedrooms, shower room and living room.

The living/dining room is dual aspect and features a modern wood burning cassette stove and there is a Karndeane floor.

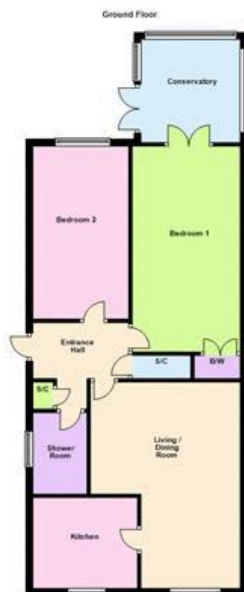
The kitchen is fitted with a stylish Shaker style range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with attractive ceramic tiled wall surrounds. There is a built in oven, electric hob and an extractor hood. There is an integrated dish washer.

The stylish shower room includes a large shower enclosure, WC and a winged wash hand basin set within a vanity unit with ceramic tiled wall surrounds and floor.

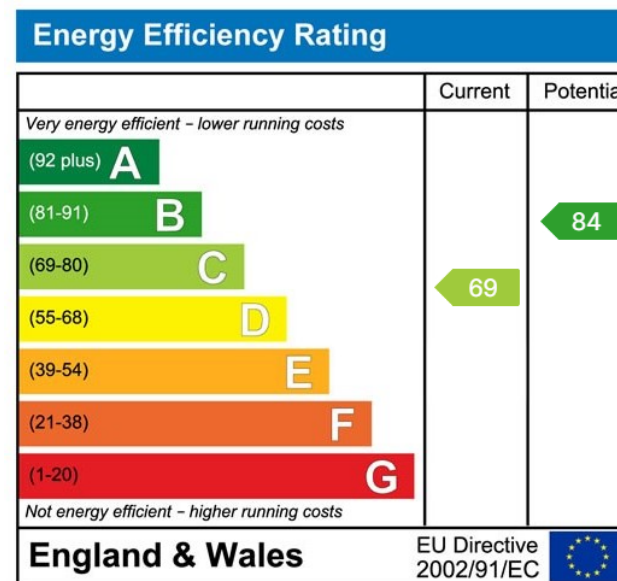
There are two large double bedrooms with the conservatory being accessed through bedroom one.

The single garage has been part converted now offering traditional storage to the front while the rear which is access from the rear garden has been converted into a utility room.





- Open Plan Living / Dining Room 19' 6" max x 14' 2" max (5.94m x 4.32m)
- Bedroom One 19' 6" x 10' 2" (5.94m x 3.10m)
- Bathroom 7' 9" x 5' 2" (2.36m x 1.57m)
- Kitchen / Breakfast Room 10' x 8' 10" (3.05m x 2.69m)
- Bedroom Two 16' 5" x 9' 1" (5.00m x 2.77m)
- Conservatory 9' 8" x 9' 7" (2.94m x 2.92m)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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