

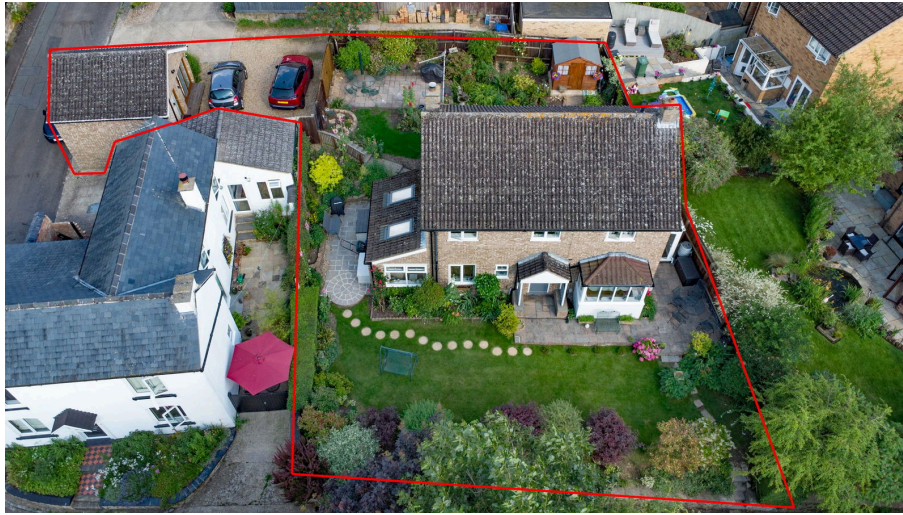


**HENDERSON
CONNELLAN**
ESTATE AGENTS

School Lane, Cottingham, Market Harborough, Leicestershire

£475,000

3 2 3



"Charming and Secluded"

Set within the heart of Cottingham on a quiet lane this smart detached house offers beautifully landscaped gardens, parking for three cars, a standout interior and a double garage/games room/office. The accommodation comprises reception hall, guest WC, living room with a multi fuel burning stove, dining room, modern fitted kitchen, sun lounge and a utility/side porch. There is a family bathroom, three bedrooms with a shower room en suite to the main bedroom. A lovely, one of a kind residence.

Description:

Set within Cottingham village which offers amenities including a community run café/ village shop, church, primary school and the Royal George pub. The village offers a bus service and East Carlton Country Park is a short distance from this property.

The property is being offered for sale with a well maintained interior with accommodation comprising reception hall with stairs rising to the first floor landing, there is a solid oak floor which continues through to the living room and the dining room.

The living room is "L" shaped and features a multi fuel wood burning stove and views over the rear garden.

There is a sun lounge which is bright and airy featuring French doors opening onto the rear garden there is dual aspect windows and two Velux roof lights.

The dining room features a deep box bay window to the front elevation and links through to the kitchen.

The kitchen is extensively fitted with a stylish range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds. There is a built in double oven, gas hob, extractor hood and an integrated dishwasher.

From the kitchen there is a utility/rear porch which allows access to both the front and rear gardens.

From the airy first floor landing there is a family bathroom which includes a corner bath, separate shower enclosure, WC and a wash hand basin set within an oak fronted vanity unit with ceramic tiled wall surrounds.

There are three double sized bedrooms all with fitted storage or wardrobes. Bedroom one benefits from a shower room en-suite which includes a shower enclosure, WC and a wash hand basin set within a vanity unit.

Outside:

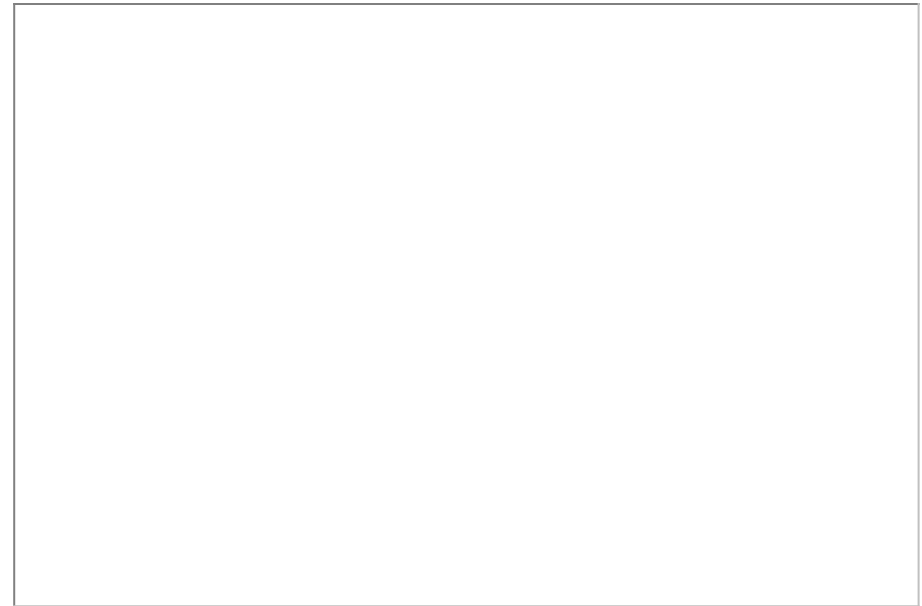
The plot offers a gravelled driveway which provides parking for two cars and there is double gated access to further parking which was formally used to park a caravan. There is a double detached garage has been temporarily converted into an office/games room and comes with a WC and a kitchenette and benefits from an air conditioning unit. The front and rear gardens are beautifully landscaped and maintained including neat lawns with attractive planted borders. There is a couple of well positioned patio areas and a useful timber storage shed.

Room Measurements





- Living Room - 18'4"x11'11" plus 8'2"x7'1"
- Dining Room - 11'x7'10" max
- Sun Lounge - 13'7"x6'10"
- Utility - 10'7"x4'8"
- Kitchen - 11'10"x11'3"
- Bedroom One - 12'x13' max
- Shower En suite - 7'x6'
- Bedroom Two - 11'6"x7'10"
- Bedroom Three - 11'6"x7'10"
- Bathroom - 8'x6'11"



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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