



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Rockingham Road, Cottingham, Market Harborough, Leicestershire, LE16 8XS

£375,000

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"Individual and Elevated!"

This detached property stands on an elevated plot which is a generous size and offers scope and potential to be improved and extended (subject to planning permission). The property comes with a double garage with an attached work shop which provides a multitude of purposes or maybe converted into annex accommodation STPP. The accommodation includes an entrance hall, utility room, kitchen/diner, shower room, bedroom three and a generous sized living room. Upstairs there are two double bedrooms with an en-suite WC to the master which affords views over the Welland Valley. NO CHAIN.

Description:

This detached property is well located for the locale village amenities including the community rum village shop/café, Royal George Pub, and primary school while there are lots of nature walks nearby as well as East Carlton Country Park.

The property is being offered for sale with NO CHAIN.

The accommodation includes an entrance hall with useful storage. There is access to the utility room which has a fitted range of base units and plumbing for a washing machine. There is also a guest WC.

The main hall is spacious and airy and would easily multi task as a home office/study space. Stairs rise to the first floor landing and there is access to a side porch with access to the rear and side garden.

Bedroom three is double in size and is located on the ground floor.

The kitchen/diner is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds. The room is dual aspect and there is a door opening onto the rear garden.

The large living room is front facing with a bay window and side facing window. There is a feature oak floor and a fire place which features a wood burning stove.

From the first floor landing there are two double bedrooms with the master benefitting from an en-suite WC.

Gas fired central heating system with a modern gas boiler.

Outside:

There is a driveway which leads to private and secluded car parking for three/four cars, there is a double garage which comes with an attached workshop. The rear garden faces south/east is mainly laid to lawn and offers a good degree of privacy. The rear garden wraps around the side and leads to the deep frontage.





- Utility Room 2.49m x 2.95m (8'2" x 9'8") Max
- Kitchen/diner 4.27m x 3.2m (14'0" x 10'6")
- Bedroom Three 3.35m x 2.87m (11'0" x 9'5")
- En-Suite WC 1.98m x 1.42m (6'6" x 4'8")
- Shower Room 2.08m x 1.88m (6'10" x 6'2")
- Living Room 6.2m x 4.27m (20'4" x 14'0") Max
- Bedroom One 3.73m x 3.1m (12'3" x 10'2")
- Bedroom Two 4.29m x 3.12m (14'1" x 10'3")



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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