






**HENDERSON
CONNELLAN**
ESTATE AGENTS

Bancroft Road, Cottingham, Market Harborough, Leicestershire, LE16 8XA

Guide Price £260,000

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"An Exciting Refurbishment Opportunity"

Located within the well serviced village of Cottingham which offers a café/community shop, pub, church and a primary school, this mature semi-detached house is being offered for sale with NO CHAIN and provides excellent scope and potential to be improved and developed into a stylish well-planned home. The property represents an ideal project for the next owner to create their own perfect interior with the possibility to extend the current accommodation (subject to planning approval). Currently the accommodation includes an entrance hall, living room, kitchen/dining room, spacious utility room and a ground floor shower room. Upstairs there is a family bathroom and three bedrooms. Outside the plot provides a front garden, driveway providing parking for two/three cars and a carport while the rear garden offers a good degree of privacy and is well established.

Outside:

Occupying a good sized plot, the front garden is laid to lawn with planted borders, this area could be landscaped to provide extra hardstanding/parking. The driveway allows parking for two/three cars with part of it being covered by a car port. Pedestrian gated access lead to the rear garden. The rear garden is enclosed and provides a good degree of privacy, the garden is mainly laid to lawn with planted borders.

Room Measurements:

Lounge 4.24m x 3.66m (13'11" x 12'0")

Kitchen/Diner 5.61m x 3.28m (18'5" x 10'9")

Utility Room 4.22m x 1.8m (13'10" x 5'11")

Wet Room 2.18m x 1.8m (7'2" x 5'11")

Bedroom One 4.24m x 3.25m (13'11" x 10'8") max

Bedroom Two 3.25m x 3.02m (10'8" x 9'11")

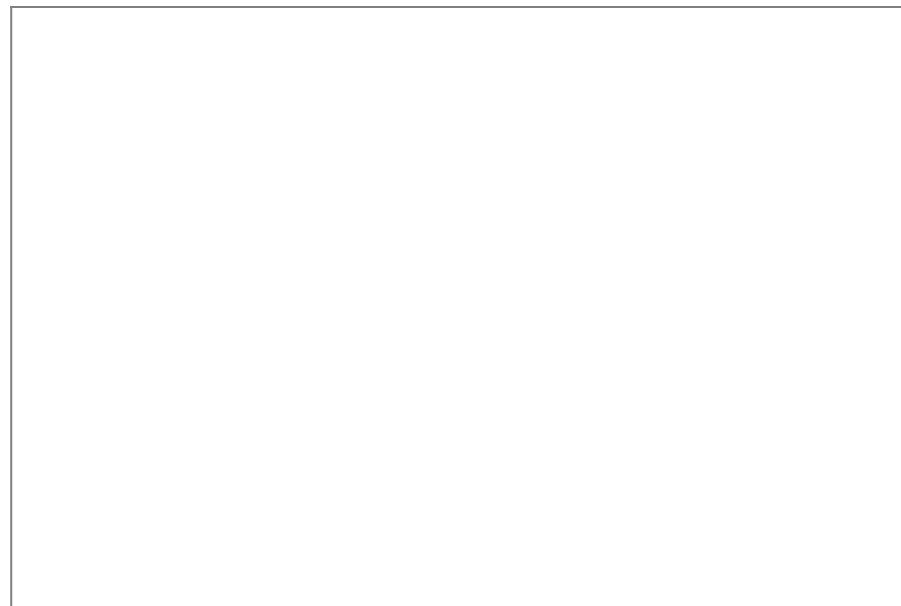
Bedroom Three 2.97m x 2.29m (9'9" x 7'6") max

Bathroom 1.98m x 1.83m (6'6" x 6'0")





- Semi Detached House
- Driveway and Car Port
- Enclosed Rear Garden
- Three Bedrooms
- Scope and Potential to Improve/Extend
- Open Plan Kitchen/Diner
- Ground Floor Wet Room & Upstairs Bathroom
- Spacious Utility Room
- NO CHAIN
- Requires Improvement Work



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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