

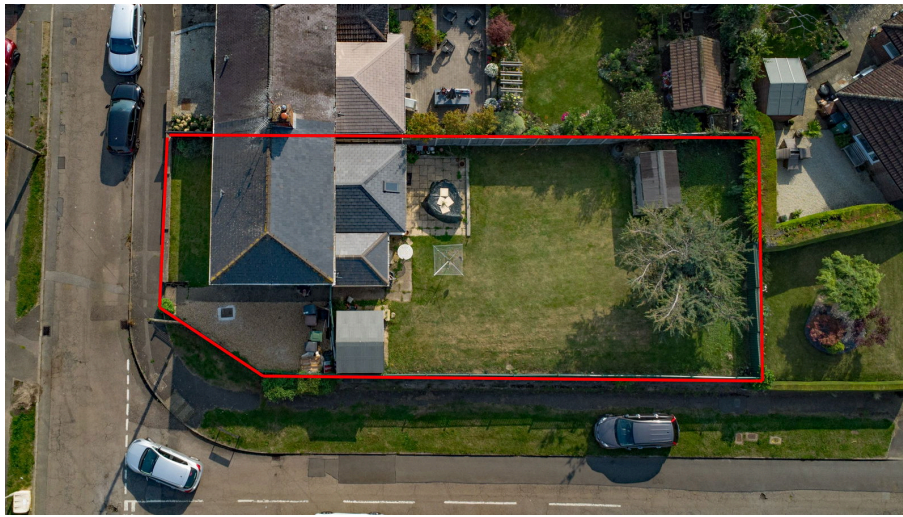


**HENDERSON
CONNELLAN**
ESTATE AGENTS

Ripley Road, Cottingham, Market Harborough, Leicestershire

Offers Over £300,000

3 1 2



"Deceptive Dimensions"

This smart semi detached house provides extra living space to the ground floor and is beautifully presented. Situated within Cottingham which is a well serviced village, there are some amazing views over the Welland Valley as you leave Ripley Road. The accommodation comprises entrance hall with under stairs study space, the living room is a generous size and features a wood burning stove, there is a spacious family room/dining room, stylish kitchen and a utility room / guest WC. Upstairs there are three bedroom and a modern fitted bathroom. Outside the plot offers an enclosed generously sized rear garden. A fine find!

Full Description

Beautifully presented semi detached house located in the village of Cottingham

The property offers generously sized living accommodation.

Welcoming entrance hall with the stairs rising to the first floor landing and access to the under stairs study room.

Well proportioned living room with a feature fireplace, wood burning stove and tiled hearth.

Family/Dining room which offers access to the rear garden via UPVC double patio doors

Utility room / Wc

Kitchen/breakfast room fitted with a modern range of eye and base level units with roll top work surfaces incorporating a one and a half bowl sink with mixer tap, ceramic hob with extractor hood above, fitted eyeline double oven, integrated dishwasher, space for a breakfast table and space for a fridge/freezer.

On the first floor there are three generously sized bedrooms with bedroom one benefitting from fitted wardrobes.

Family bathroom fitted with a modern white three piece suite to comprise of a panel enclosed bath, pedestal wash hand basin, close coupled WC and ceramic tiled splash backs.

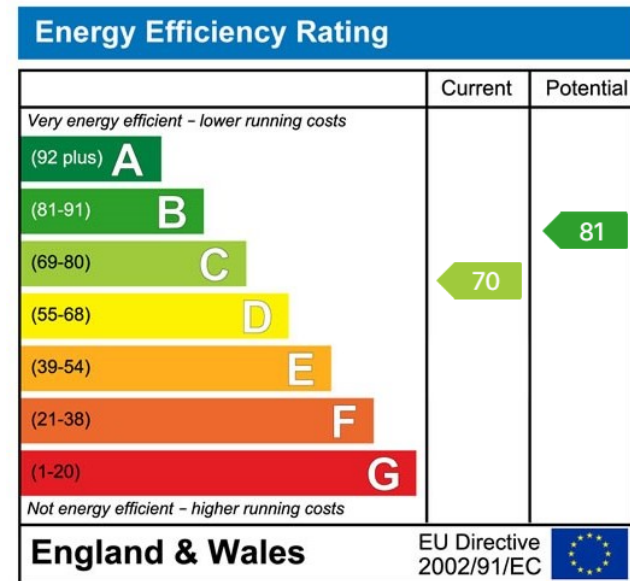
Outside

The property offers a neat retained frontage with a lawn, herbaceous plantings and gravelled area. The rear garden is generous in size and offer a paved patio seating area which is accompanied by the main lawn, a mature tree and fully enclosed by timber panel fencing.





- Semi Detached Family Home • Desirable Village Location
- Generously Sized Rear Garden
- Living Room With Wood Burning Stove
- Separate Utility Room / Wc
- Convenient for Nearby Nature Walks
- Modern Fitted Kitchen
- Under Stairs Study Room



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.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

