



Church Street, Cottingham, Leicestershire, LE16 8XG

£620,000

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"Sensational Barn Conversion"

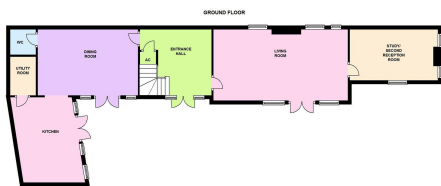
Description:

Set within a secluded position this stunning barn conversion is located on Church Street and is conveniently placed for countryside walks, the village café/shop, Royal George pub and primary school. East Carlton Country park is also just a short distance from the property. The property is set back from Church Street and comes with a gravelled drive and a secure gated and enclosed garden. The barn was converted circa 12 years ago, the accommodation comprises reception hall which is light and airy with stairs rising to the first floor landing. The generous sized living room features exposed timber ceiling beams, multi-fuel burner inset to an inglenook fireplace, French doors leading out to the garden and internal access leading through to the Study/ second reception room. Separate study/ second reception room with further exposed timber ceiling beams, this room would make an ideal study or play room. There is access from the entrance hall through to the formal dining room which features recessed ceiling lights, French doors providing access to the garden and access to the ground floor WC. There is an archway from the dining room leading through to the kitchen. Ground floor WC with a two piece suite to include a closed coupled WC and pedestal wash hand basin. The kitchen is fitted with a modern range of fitted eye and base level units with work surfaces incorporating a sink with drainer and mixer tap. A range of integrated appliances include a dishwasher, fitted oven, microwave and five ring gas hob. There is ample space for dining if required, access to the separate utility room and access to the garden from a set of French doors. Separate utility room offering further storage and integrated washing/drying machine. Light and airy first-floor landing space with four Velux windows. There are four well-proportioned bedrooms, three of which are double in size, two of them offer en-suite facilities and the master also benefits from a separate dressing room area. The separate family bathroom offers a three piece suite to include a closed coupled WC, pedestal wash hand basin and a sunken recessed bath with ceramic tiled wall surrounds. Velux window. Gas central heating. Timber framed double glazed windows throughout. **Outside:** Off road parking for two cars. Outside The barn conversion is set-back from the road in a secluded position with a private gravelled driveway providing off road parking space which is enclosed by stone walls and provides gated access through to the main garden which has been professionally landscaped to offer a secluded patio area which is paved with quality sandstone slate tiles, there is a lawn which is tiered on two levels, new deep-tread steps rise to the upper tier which is complemented with planted borders, an additional patio area and useful timber shed.

Room Measurements:

Living Room 23' 1" x 12' 3" (7.04m x 3.73m)
Study/ Second Reception Room 15' 1" x 8' 9" (4.60m x 2.67m)
Dining Room 17' 2" x 11' 2" (5.23m x 3.40m)
Kitchen 14' 8" x 12' 3" (4.47m x 3.73m)
Utility Room 7' 2" x 3' 8" (2.18m x 1.12m)
Bedroom One 13' 9" x 12' 9" (4.19m x 3.89m)
Ensuite 7' 8" x 6' 9" (2.34m x 2.06m)
Dressing Area 8' 1" x 6' 2" (2.46m x 1.88m)
Bedroom Two 15' 6" x 12' 1" (4.72m x 3.68m)
En Suite 6' 3" x 4' 9" (1.91m x 1.45m)
Bedroom Three 11' 1" x 8' 4" (3.38m x 2.54m)
Bedroom Four 9' 3" x 8' 6" (2.82m x 2.59m)
Bathroom 8' 6" x 6' 8" (2.59m x 2.03m)





- Attractive Barn Conversion
- Secluded Plot Position
- Four Bedrooms
- Three Bathrooms
- Landscaped Garden
- No Chain
- Lounge with Wood Burning Stove
- Gravelled Driveway
- Nature Walks and East Carlton Country Park Nearby
- On the Bus Route for Uppingham School



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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