

Bluebell Cottage
17 Hunting Lodge Mews, High
Street
Cottingham
Market Harborough
LE16 8XN

£375,000

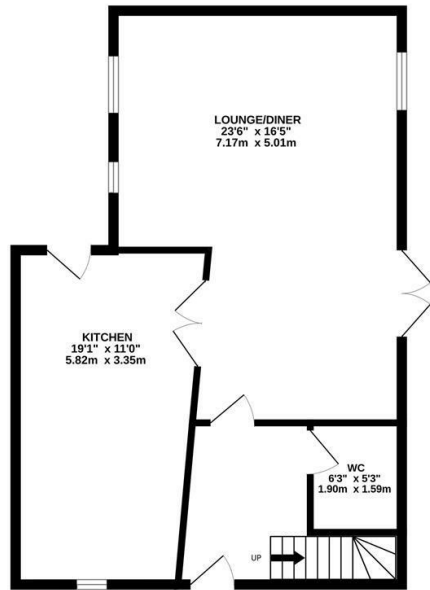


OSCAR JAMES

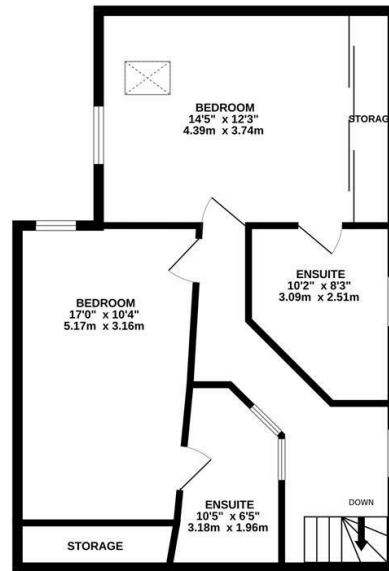
...expect excellence

FLOOR PLANS

GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Spacious living room



Stylish modern kitchen



Two sizeable bedrooms



Two ensuite + Ground floor WC



Large landscaped rear garden



Off road parking



WHAT'S GREAT?

'Bluebell Cottage' Located in the heart of the quaint village of Cottingham, with its vibrant community life and excellent amenities, Bluebell Cottage is a meticulously renovated gem that seamlessly marries modern comfort with traditional charm.

It is located within the highly sought after 'Hunting Lodge' development, which offers a high level of privacy being gated off-road.

This wonderful property is offered to the market with NO CHAIN too!

Bordered by the equally picturesque Middleton, Cottingham village is host to a wide array of community events and is home to a thriving village shop, delightful tea room, the welcoming Royal George pub, a church, and a bustling village hall.

With its close proximity to towns such as Market Harborough & Corby both with Train Stations making commuting to London a breeze, taking just around an hour.

Renovated to a high standard, this characterful property has been lovingly maintained, boasting deep window sills and spacious rooms throughout.

To the ground floor there is a tastefully finished kitchen, featuring modern base and wall units, and a host of integrated appliances. The spacious living room has ample space for a dining table too. A handy cloakroom, comprising a WC and wash hand basin, completes the ground floor.

Upstairs, there are two sizeable double bedrooms, both of which benefit from built-in wardrobe space and also modern-finish en-suites too.

Outside, the cottage features a lovely garden with a delightful patio area, making it the perfect spot to enjoy a morning coffee or evening drink. For added convenience, there is a car port providing sheltered parking.

Council Tax Band C

EPC- Band D

...expect excellence



SELLER'S SECRET

The Hunting Lodge is a fantastic location right within the heart of the great village that is Cottingham just a short distance to all of the local amenities



Why we like it....

WOW! A stunning cottage which has been beautifully finished! Also offered to the market with NO CHAIN!!

To buy or not to buy....

OSCAR JAMES

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