

Rivendale Cottage, 4 Corby Road, Cottingham, LE16



Offers Over £350,000

Offered to market for the first time in over 40 years is this charming and deceptively spacious stone built home offering scope for further improvements and modernisation throughout. Formerly two cottages and the village shop the property occupies a pleasant and central position with stunning South facing views over the village towards the church and East Carlton country park beyond. The property is extremely spacious (1,700 sq ft approx.) with the accommodation briefly comprising: Entrance hall/dining room, lounge, kitchen/diner, snug, study, utility, WC, four double bedrooms, bathroom and WC. Outside there is off road parking, outbuilding, car port and garden. The property is offered to market with NO CHAIN! Viewing is highly recommended to truly appreciate the abundance of character, potential and delightful situation!

Service without compromise

Entrance Hall/Dining Room 14'6 x 12'6 (4.42m x 3.81m)



Accessed via wooden front door. Doors off to: Lounge, snug and utility. Stairs rising to: First floor. Window to front aspect. Feature open fireplace. Quarry tiled flooring. Radiator.

Lounge 20'0 x 12'11 (6.10m x 3.94m)



Double glazed window to rear aspect and a high level window to front aspect. Feature open fireplace. TV point. 2 x Radiators.

Kitchen/Diner 20'0 x 9'8 (6.10m x 2.95m)



Kitchen Area



Having a selection of fitted base units with a laminate worktop over and a single bowl stainless steel sink with drainer. There is a freestanding 'Range' style electric cooker, space for a freestanding fridge/freezer and a built-in pantry cupboard. Window to rear aspect. Vinyl flooring. Boiler.

Dining Area



Having fitted base and wall units with a laminate worktop over. High level window to front aspect. Vinyl flooring. Radiator.

Rear Porch

Timber door with glazing out to: Rear garden. UPVC double glazed window to side aspect. Tiled flooring. Door to: Lounge and opening into: Kitchen/Diner.

Snug 13'2 x 9'4 (4.01m x 2.84m)



High level window to front aspect. Door and window overlooking: Study. Beamed ceiling. Exposed stone wall. Radiator.

Study 15'0 x 5'2 (4.57m x 1.57m)



Double glazed sliding doors and window to rear aspect. Exposed stone wall. Radiator.

Utility Area 9'3 x 5'2 (2.82m x 1.57m)



UPVC double glazed window to rear aspect. Space and plumbing for a freestanding washing machine with space for multiple electrical appliances. Quarry tiled floor.

WC 5'2 x 3'10 (1.57m x 1.17m)



Comprising: Low level WC and corner wash hand basin. UPVC double glazed window to rear aspect. Quarry tiled floor. Heated towel rail.

Landing



Doors off to: Bedrooms, bathroom and WC. UPVC double glazed door out to: Balcony/flat roof area. Built-in storage cupboard. Loft hatch access. Radiator.

Bedroom One 20'0 x 9'5 (6.10m x 2.87m)



UPVC double glazed windows to rear and side aspects. 2

x Built-in wardrobes. Walk-in airing cupboard housing hot water cylinder. The airing cupboard is very large and could make a great en-suite for the main bedroom! TV point. Radiator.

Bedroom Two 12'3 x 10'8 (3.73m x 3.25m)



Window to front aspect. 2 x Built-in wardrobes. Radiator.

Bedroom Three 13'2 x 9'5 (4.01m x 2.87m)



UPVC double glazed window to rear aspect. Built-in wardrobe. Radiator.

Bedroom Four 12'0 x 9'3 (3.66m x 2.82m)



Window to front aspect. Built-in cupboard. Radiator.

Bathroom 6'6 x 5'7 (1.98m x 1.70m)



Comprising: Panelled bath with mixer tap and shower attachment, wash hand basin over a built-in vanity unit. Wall tiling to wet areas. Heated towel rail. Window to rear aspect.

WC 5'7 x 2'11 (1.70m x 0.89m)



Comprising: Low level WC. UPVC double glazed window to side aspect.

Outside



The property is situated on a good sized and extremely

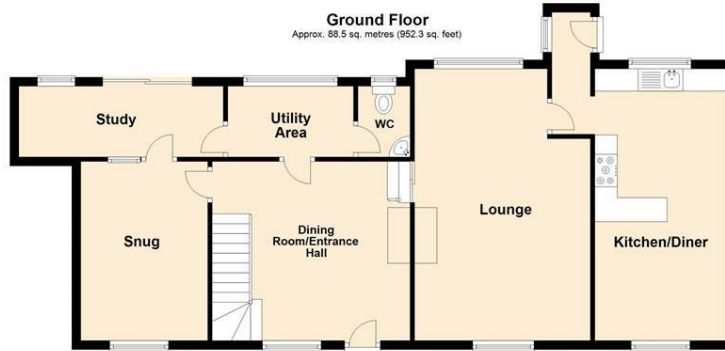
private South facing plot benefitting from delightful open views beyond. There is both pedestrian and vehicular gated access from the driveway to the rear porch and car port. The rear garden is fully enclosed by stone walling having a paved patio seating area, steps up to the lawn bordered by established planting, a further seating area and handy wooden shed.

Outbuilding & Car Port



Stone built outbuilding with pedestrian door and windows to front and side aspects having power and light. Covered car port providing further off road parking.

Floor Plan



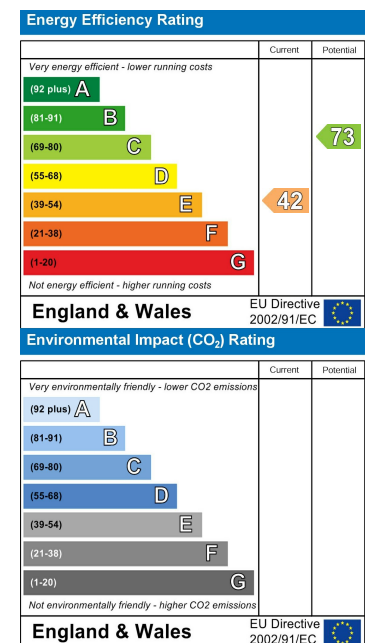
Total area: approx. 160.3 sq. metres (1725.5 sq. feet)

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Area Map



Energy Efficiency Graph



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