



2, Burghley House Rockingham Road, Cottingham, LE16 8XS

£199,950

Located in the picturesque village of Cottingham and with views over the Welland Valley is this THREE bedroom APARTMENT FOR SALE with NO CHAIN. Situated a short walk away from mains bus links, local pub/restaurant's, countryside walks and a short car journey to Uppingham and Corby schools. The accomadation comprises of a large entrance hall, lounge/diner, kitchen/breakfast room, three bedrooms with two featuring en-suites and a separate W.C/shower room. Outside to the rear is a brick built garage while extra parking is located opposite. Call now to view!!.

- NO CHAIN
- KITCHEN/BREAKFAST ROOM
- THREE PIECE SHOWER ROOM AND TWO EN-SUITE SHOWER ROOMS
- GARAGE TO THE REAR
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- LOUNGE/DINER
- THREE BEDROOMS
- VIEWS OVER THE WELLAND VALLEY
- CLOSE TO MAIN BUS LINKS

Entrance Hall

Entered via a Oak door, radiator, doors to:

Lounge/Diner

21'4 x 11'2 (6.50m x 3.40m)

Two Radiators, Tv point, telephone point, Two double glazed windows to side elevation, two double glazed windows to front elevation.

Kitchen/Breakfast Room

14'9 x 9'6 (4.50m x 2.90m)

Fitted to comprise a range of base and eye level units with a one and half bowl sink and drainer, gas hob with extractor, electric oven, space for free standing fridge/freezer, space for automatic washing machine, space for dishwasher, double glazed window to side elevation, wall mounted boiler.







Bedroom One

15'9 x 14'1 (4.80m x 4.29m)

Two double glazed windows to side elevation, double glazed window to rear elevation, radiator, door to:

En-Suite

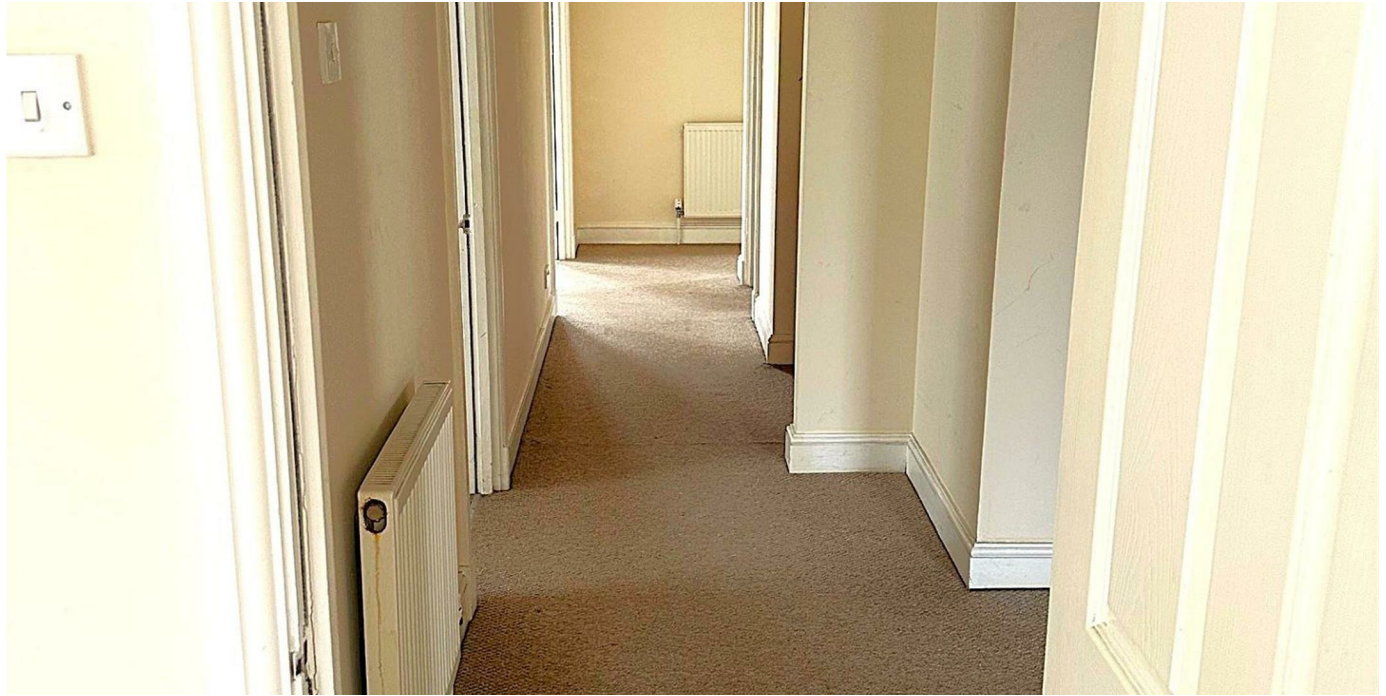
8'10 x 6'7 (2.69m x 2.01m)

Fitted to comprise a three piece suite consisting of a panel bath, low level wash hand basin, low level pedestal, radiator, double glazed window to side elevation.

Bedroom Two

15'1 x 14'1 (4.60m x 4.29m)

Double glazed window to side and rear, radiator, door to:





En-Suite

8'2 x 4'7 (2.49m x 1.40m)

Fitted to comprise a three piece suite consisting of a shower cubicle, low level wash hand basin, low level pedestal, radiator.

Bedroom Three

11'2 x 8'10 (3.40m x 2.69m)

Double glazed window to side elevation, radiator.

Shower Room/W.C

8'10 x 6'10 (2.69m x 2.08m)

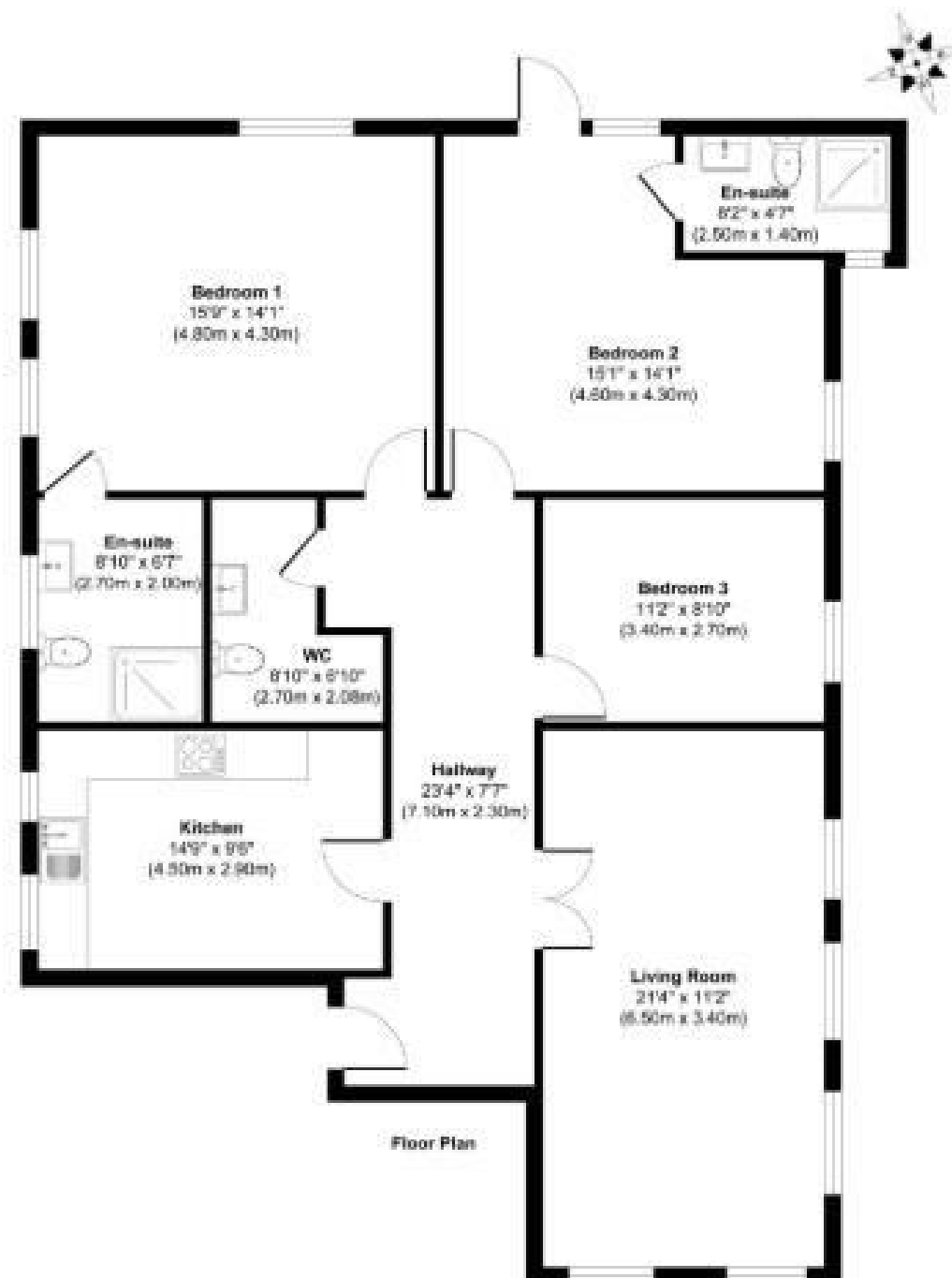
Fitted to comprise a three piece suite consisting of a shower cubicle, low level wash hand basin, low level pedestal, radiator.

Outside





A Garage is located to the rear with an up and over door.



Floor Plan

Approx. Gross Internal Floor Area 1212 sq. ft / 112.68 sq. m

