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Service without compromise

1 High Street, Cottingham, LE16 8XL

£295,000

With a square footage of approximately 1,600, this stylish newly converted apartment is the largest of the four exclusive freehold apartments available within this former public house in Cottingham. It offers high specification accommodation throughout, the quality and size of which must both be appreciated following a personal inspection. The property is entered via the original public houses' main double doors into a shared entrance hall with the next apartment, which then leads into the apartment's private entrance hall. The property enjoys a vast 31'2" kitchen/diner across the front, with two large windows, one being the building's feature bay and a set of French doors lead out on to the apartment's decked garden on the side. There is a large opening through to the 18'8" living room. A split level inner hallway then provides access to a fantastic master bedroom with dressing area and en-suite, a second bedroom with its own en-suite and a third double bedroom with a shower room located directly opposite the door to be used as an en-suite or guest facility when visitors are present. Outside there is the aforementioned decked and fenced garden area which could possibly be converted for additional parking subject to all necessary consents. There is also an additional decked entry/sitting area to the other side of the building and a private car park across the road provides two allocated parking spaces.

Cottingham village itself and it's adjoining village of Middleton offer a wide variety of local amenities and are situated in between the towns of Market Harborough and Corby, both offering a vast range of amenities and train stations with direct links to London's St Pancras.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Main Entrance Hall

Original public houses' timber double front entrance doors with security lighting leading to private front entrance hall

Private Front Entrance Hall

Main entrance door into the apartment.

Kitchen/Diner 31'2" x 12'8" max / 10'4" min (9.50m x 3.86m max / 3.15m min)

Kitchen Area

UPVC double-glazed window to front. Fitted with a range of wall and floor mounted units with work top over and breakfast bar. Sink with mixer tap and drainer. Electric oven. Ceramic hob with extractor hood inset to the ceiling. Integrated fridge/freezer. Integrated washing machine. Integrated dishwasher. Spotlights to ceiling. Luxury vinyl tiled flooring. Large opening through to living room.

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Dining Area

The main feature bay window of the former public house has been retained but has been secondary glazed to the inside with UPVC double-glazed sealed units adding a perfect layer of insulation for both sound and heat. UPVC double-glazed French doors leading out to the decked garden. TV point. Fire alarm to the ceiling. Luxury vinyl tiled flooring. Radiator.

Living Room 18'8" x 17'6" (5.69m x 5.33m)

Smoke alarm. TV point. Two radiators.

Inner Hallway

Split level. Smoke alarm to ceiling.

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Master Bedroom Dressing Area 12'11" x 7'2" max into wardrobes and recess (3.94m x 2.18m max into wardrobes and recess)

Fitted with a range of mirrored wardrobes. Radiator. Opening through to master bedroom.

Master Bedroom 14'3" x 12'5" (4.34m x 3.78m)

UPVC double-glazed window. Cupboard housing gas fired combination central heating boiler. Radiator.

Master En-Suite 9'2" x 3'9" (2.79m x 1.14m)

WC and wash hand basin inset to storage units. Double width shower cubicle with rain and flexible shower heads. Spotlights to ceiling. Heated towel rail. Extractor fan. Luxury vinyl tiled flooring. Lit mirror.

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Bedroom Two 17'8" plus entry area and steps x 10'1" plus entra (5.38m plus entry area and steps x 3.07m plus entra)

Entrance area is raised with glazed balustrading and steps down to the main bedroom area. UPVC double-glazed side entrance door leads from the bedroom to the side decking area. TV point. Two radiators.

Bedroom Two En-Suite 8'6" x 3'9" (2.59m x 1.14m)

WC and wash hand basin inset to storage units. Double width shower cubicle with rain and flexible shower heads. Spotlights to ceiling. Heated towel rail. Extractor fan. Luxury vinyl tiled flooring. Lit mirror.

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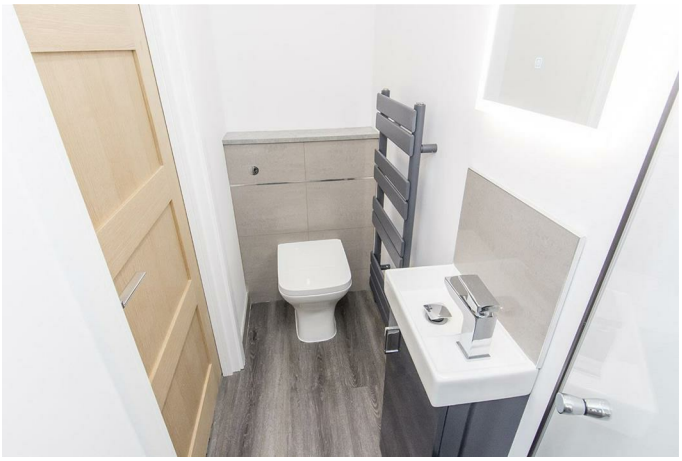
Bedroom Three 20'4" max / 13'7" min x 8'6" max / 4'0" min (6.20m max / 4.14m min x 2.59m max / 1.22m min)

Double-glazed sky light. Radiator.

Shower Room 9'6" x 2'6" (2.90m x 0.76m)



Located directly opposite bedroom three to be used as an en-suite or guest purposes for the rest of the flat. WC. Wash hand basin over storage unit. Shower cubicle with rain and flexible shower heads. Spotlights to ceiling. Heated towel rail. Extractor fan. Luxury vinyl tiled flooring. Lit mirror.

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Main Decked Garden

Decked garden area with possibility of conversion to a two car driveway subject to obtaining all necessary planning consents.

Additional Decked Area

To the other side of the property an additional smaller entry/seating area with access granted over the next door flat's decked area to the road.

Parking

There are two allocated parking spaces to the apartment located directly across the road in the private car park.

Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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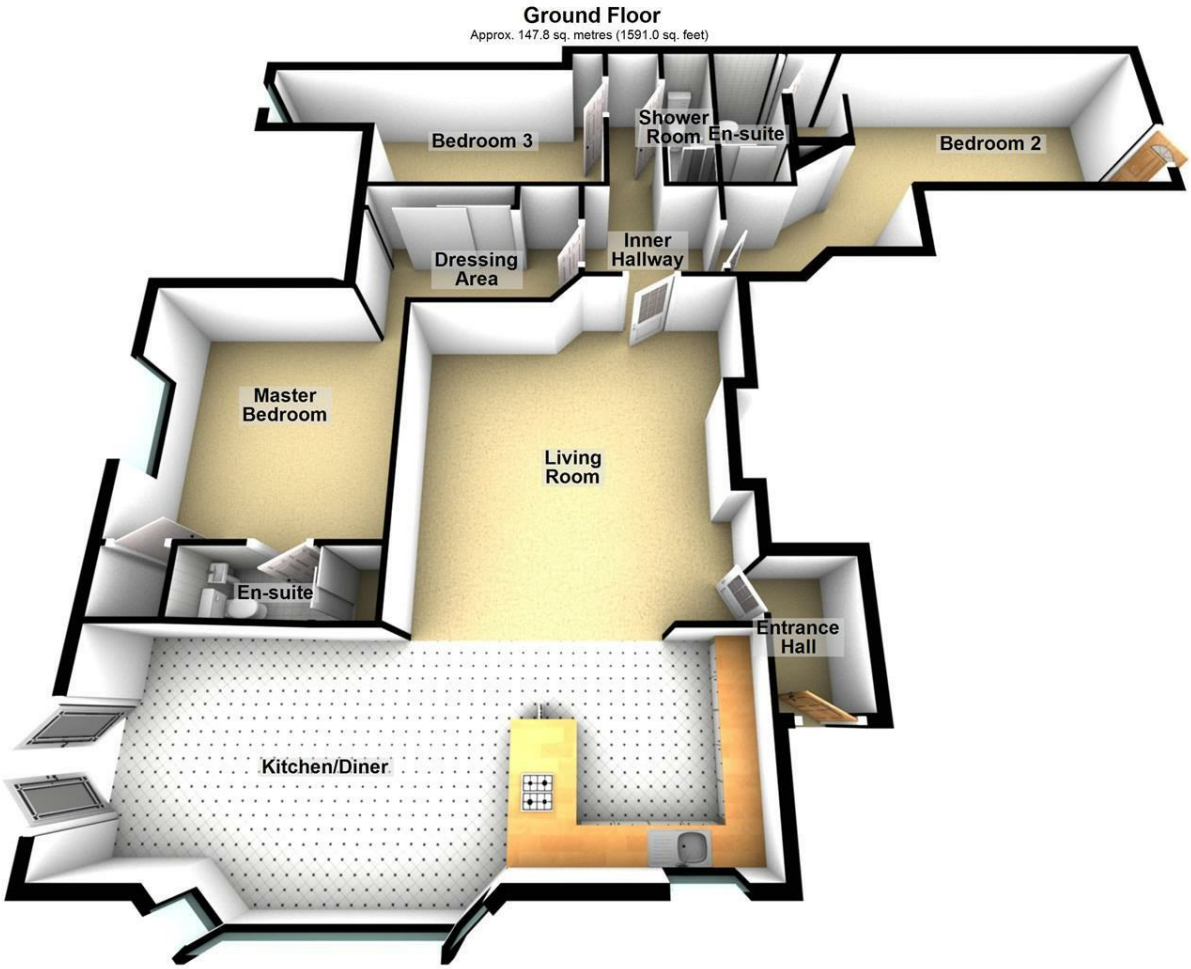
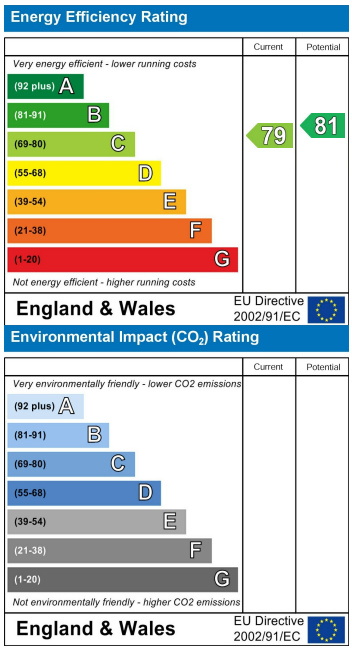
Floor Plan



Total area: approx. 147.8 sq. metres (1591.0 sq. feet)

Area Map

Energy Efficiency Graph



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