



**HENDERSON
CONNELLAN**
ESTATE AGENTS

3 Lawson Court, Cottingham, Market Harborough, Leicestershire, LE16 8XR

£475,000

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"A Modern Character Home with Views"

Located within the desirable village of Cottingham, this unique and beautiful home enjoys incredible views from its prime elevated position over dales, the village church and the Welland Valley. The versatile accommodation has recently been updated to include new windows and doors, bi-fold door with Juliette balcony, refitted kitchen and a shower room, the property has been improved and modernised. The ground floor accommodation comprises reception hall which leads through to the open plan living area and kitchen/dining area, there is a fitted utility/boot room, stylish shower room and bedroom four/lounge. The lower floor leads to three bedrooms, en-suite to master and there is a family bathroom. Outside there is parking and a double garage while the split level rear garden faces south and has been landscaped for low maintenance.

Description:

Set within the desirable village of Cottingham, this property is ideally situated for the village amenities including the community run shop/cafe, pub, church and East Carlton Country Park which is near by.

This individual, modern home offers an adaptable layout, recently improved and updated, to include new windows and doors, bi-fold doors with a Juliette balcony, a refitted kitchen, and a shower room, all enhanced by an economical air source heat pump system and air conditioning.

The property benefits from stunning elevated views over the dales and the Welland Valley.

The ground floor features an open-plan modern living/kitchen area, ideal for contemporary lifestyles.

Additionally, there is a utility/boot room which is fitted with units and plumbed for a washing machine with space for a tumble dryer.

The stylish shower room has been refitted with a floor flush tray, WC and a wash hand basin with attractive ceramic tiled wall surrounds. This shower room services the ground floor and also the fourth bedroom/lounge.

There is a versatile room on this floor that can be used as a fourth bedroom or an additional reception room.

The lower floor accommodates three further bedrooms, with an en-suite to the master bedroom, and a family bathroom.

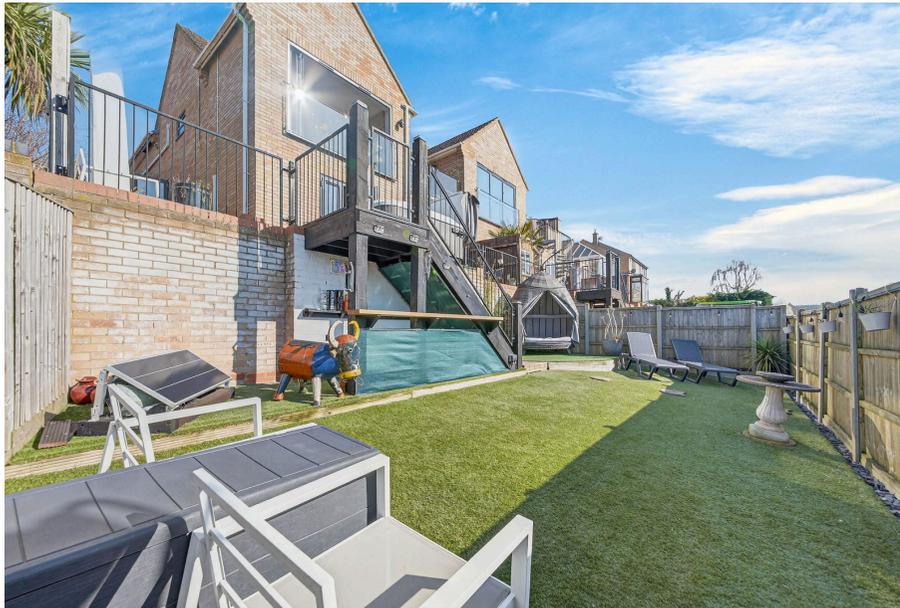
Outside:

The property boasts a south-facing, split level rear garden which has been landscaped for low maintenance with artificial grass. There is an elevated terrace also offering lovely views which can be accessed from the kitchen, perfect for outdoor enjoyment. There is a generous sized paved front area with water tap and lighting. Parking is available for three cars, in addition to a double garage.





- Kitchen/Diner - 4.83m x 2.9m • Lounge - 6.1m x 3.66m (20'0" x 12'0")
- Utility Room - 2.9m x 1.83m • Shower Room/WC - 2.9m x 1.83m (9'6" x 6'0")
- Lounge / Bedroom 4 - 4.17m x 3.28m (13'8" x 10'9") • Master Bedroom - 3.2m x 2.9m (10'6" x 9'6")
- En-suite - 1.83m x 1.83m (6'0" x 6'0") • Bedroom 2 - 3.76m x 3.2m (12'4" x 10'6")
- Bedroom 3 - 2.69m x 2.62m (8'10" x 8'7") • Bathroom - 2.9m x 1.83m (9'6" x 6'0")



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.

10 Spencer Court, Corby,
Northamptonshire, NN17 1NU

