

BRENNAN

BESPOKE



2B Church Street, Market Harborough, LE16 8XG

£155,000



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This unique one-bedroom mezzanine home on Church Street, Cottingham forms part of the stunning redevelopment of the old Spread Eagle pub a project that has transformed this landmark building into a collection of stylish, contemporary residences. Designed with professionals in mind, the property blends village charm with superb modern convenience and connectivity. The accommodation is arranged over two levels, with an impressive open-plan living, dining, and kitchen area on the ground floor. This versatile space is ideal for both relaxing and entertaining, featuring a modern fitted kitchen, generous lounge area, and plenty of natural light. There's also a practical utility area and a well-appointed bathroom on this level. Upstairs, a spacious mezzanine bedroom overlooks the living space, providing a tranquil retreat with a unique architectural feel. Allocated parking is included, offering valuable convenience and peace of mind for residents. Situated in a peaceful rural setting, Cottingham is highly sought after for its excellent transport links and easy access to local amenities. The village is just a short drive from Market Harborough, where professionals benefit from direct, high-speed rail connections to London St Pancras—making commuting to the capital or other major cities straightforward and efficient. The area also

