



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Stonepit Drive, Cottingham, Market Harborough, Leicestershire, LE16 8XY

£300,000

3 1 2



"Time For Change"

This detached house is being offered for sale with NO CHAIN and represents an ideal project as it requires some cosmetic updating. Pleasantly situated in Cottingham with good local amenities including a café/shop, pub, church and a primary school whilst East Carlton Country Park is also just a short walk away. The accommodation comprises entrance hall, living/dining room, lounge, utility and a fitted kitchen. Upstairs there is a bathroom and three bedrooms. Outside the front offers driveway for two cars and there is an enclosed rear garden.

Description:

Well located within Cottingham this detached property is being offered for sale with NO CHAIN.

The accommodation comprises entrance hall, from which you can access the two reception rooms. The former garage has been converted into extra living space which is now a lounge/occasional bedroom and leads to a utility space. The living/dining room features a solid oak panelled floor, this room is dual aspect providing lots of natural light. The rear hall has a door which opens onto the rear garden and has stairs which rise to the first floor landing.

The kitchen is fitted with a fitted range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds. There is a built in double oven, gas hob and extractor hood.

From the first floor landing there are three bedrooms and a family bathroom which includes a side panel bath with WC and a wash hand basin set within a drawer vanity units with ceramic tiled wall surrounds. Gas fired central heating system and uPVC double glazed windows.

Outside:

To the front there is a double width block paved driveway which provides parking and there is a small lawn. Gated pedestrian access leads to the enclosed rear garden which features a timber deck and lawn with a side area including a timber storage shed.

Room Measurements:

Living Room/Diner - 5.79m x 4.29m (19'0" x 14'1")

Kitchen - 2.84m x 2.51m (9'4" x 8'3")

Lounge - 3.76m x 2.51m (12'4" x 8'3")

Utility Room - 2.51m x 1.02m (8'3" x 3'4")

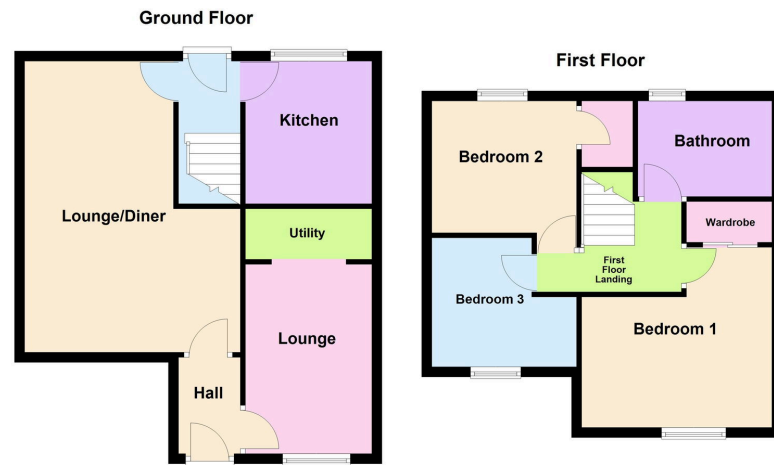
Bedroom One - 3.94m x 2.59m (12'11" x 8'6")

Bedroom Two - 2.87m x 2.62m (9'5" x 8'7")

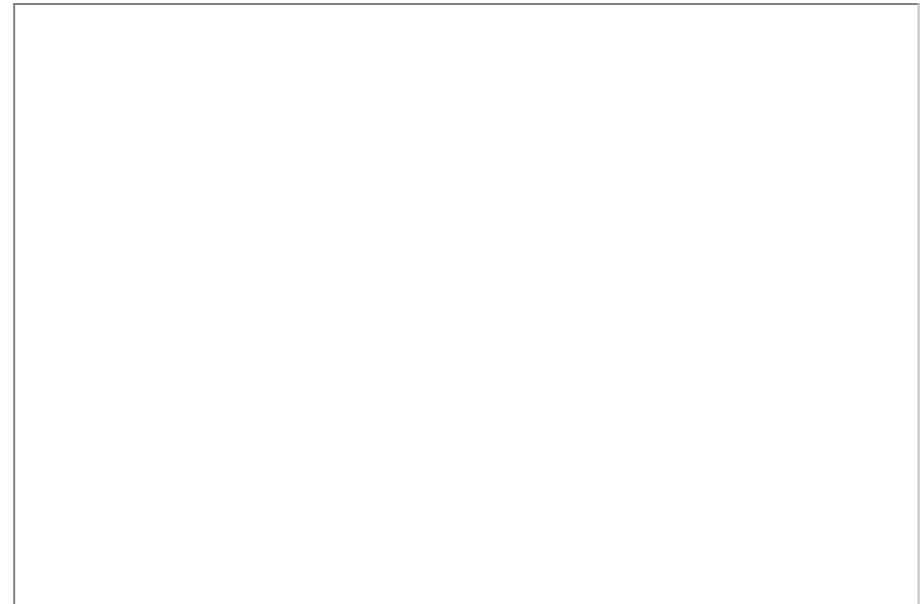
Bedroom Three - 2.57m x 2.54m (8'5" x 8'4")

Bathroom - 2.67m x 1.91m (8'9" x 6'3")





- Detached House
- Convenient for the Local Amenities
- Lots of Natures Walks Nearby
- Within the Catchment for Uppingham School
- Converted Garage Provides Extra Living Space
- Enclosed Rear Garden
- Three Bedrooms
- Requires Some Updating
- No Chain
- Driveway Parking for Two Cars



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

