Ripley Road
Cottingham
LE16 8XQ

£375,000

OSCAR JAMES

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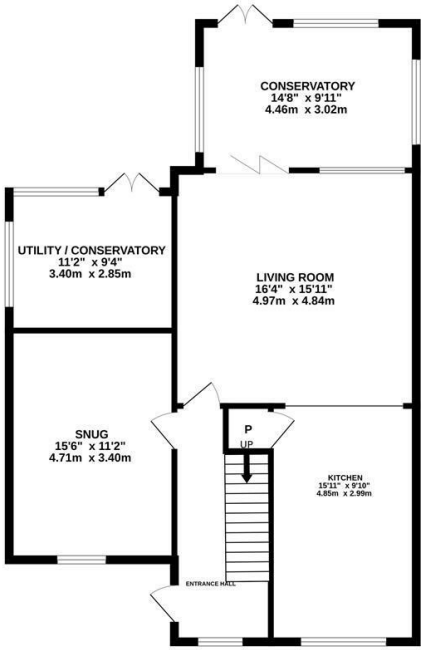
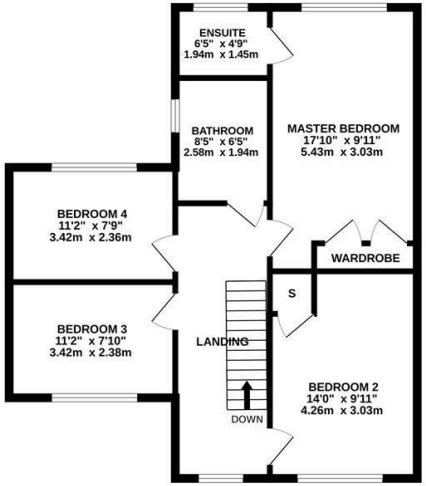
FLOOR PLANS

GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1634 sq.ft. (151.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...

- The floorplan is versatile with multiple reception rooms and an open plan aspect too
- Modern kitchen, which blends seamlessly into living space, which is the hub of the home
- Four sizeable bedrooms to the 1st floor, make this an excellent choice for families
- Newly modernised family bathroom & a modern ensuite shower room to the main bedroom too
- The SW facing rear garden is a great size, provides plenty of sun light and a good degree of privacy
- Off road parking is provided by the block paved front driveway

WHAT'S GREAT?

"South-West Facing Rear Garden!" Located in the ever-popular village of Cottingham, this well finished & highly adaptable home is great for families!

You are welcomed in by a generous entrance hallway, providing access to the main living areas. The hub of the home is the open-plan kitchen/dining/family room, which is impressively proportioned and full of natural light. The open connection through bi-folding doors to the conservatory creates a seamless, sociable space- With another separate conservatory adjacent.
The kitchen itself is a real highlight, having been thoughtfully redesigned with a modern finish. It comes fully equipped with high quality built-in appliances and also features a large pantry for additional storage.
To the ground floor there is also a separate snug which provides a flexible second reception room, adding a great degree of versatility to the floorplan.

Upstairs, the landing connects four well-proportioned bedrooms and the family bathroom.

The main bedroom benefits from fitted wardrobes, a stylish en-suite shower room, and views over the rear garden. The family bathroom has been newly modernised featuring a modern three-piece suite and is finished to a neutral spec.

Outside, the south-west facing garden enjoys plentiful sunlight, and is a great size for families
To the front, the driveway provides off-road parking, and you can even spot some beautifully scenic views of the nearby fields!

Cottingham offers a strong sense of community alongside excellent connectivity and schooling options. The area falls within the catchment for highly regarded primary and secondary schools, with several further education colleges and independent schools also accessible via dedicated bus routes
The village is well served by regular bus services such as the R1 route. Nearby train stations such as Market Harborough, Corby & Oakham provide convenient rail connections to London, Leicester, Birmingham and beyond.

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SELLER'S SECRET

It's great for families, with lots of schooling options; Primary's- Cottingham CofE in the village, and nearby Bringhurst Primary too
Secondary schools with school bus from the villages include- Uppingham Community College, Catmose College, Corby Business Academy & Brooke Weston
Independent schools that run a bus service through the village too include Stamford School & Oakham School.
Sixth Form Colleges with bus route through the village include; Harrington School, Melton Vale, Brooke Weston, Corby Business Academy & Tresham College.

Why we like it....

The village is a lovely, picuresque setting within the Welland Valley, surrounded by south-east Leicestershire countryside. It's also very well connected with great public transport links, such as the R1 Bus route running through the village, with multiple stop offs between Corby & Melton Mowbray. The nearby towns of Market Harborough, Corby & Oakham provide excellent rail links too, with direct services into London and beyond!

To buy or not to buy....

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