



16 Stonepit Drive

Cottingham, Leicestershire LE16 8XY

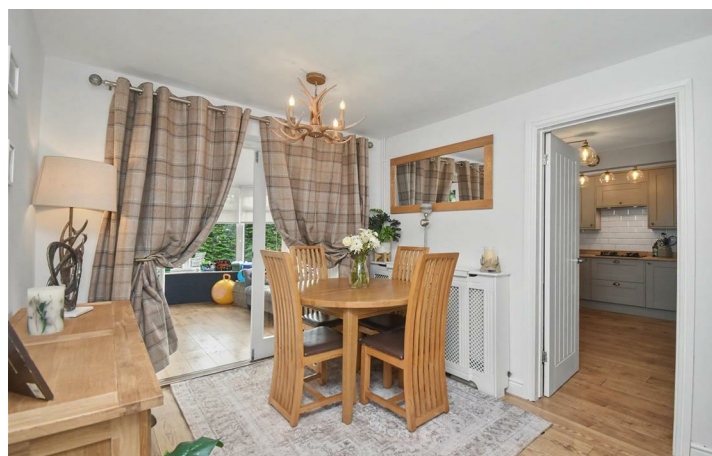


Simpson West

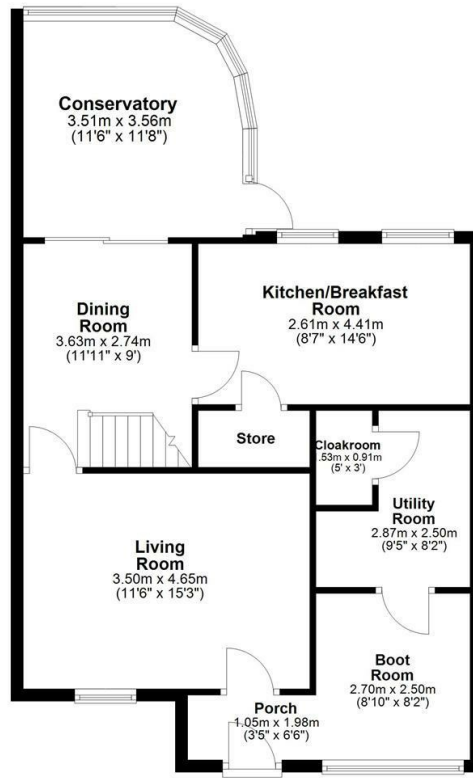
Occupying an enviable position within the highly sought after village of Cottingham this beautifully presented detached residence offers exceptional family living and is presented in immaculate condition throughout. Rarely available the property has undergone extensive refurbishment in recent years creating a stylish and contemporary home ready to move straight into. The spacious accommodation comprises an entrance porch, cloakroom/WC, practical boot room, generous living room, separate dining room, and a stunning refitted kitchen complete with integrated appliances, complemented by a separate utility room. To the first floor are four well proportioned bedrooms with the impressive principal bedroom benefiting from a spacious four piece en-suite shower room. A beautifully appointed family bathroom further enhances the accommodation. The property also enjoys the added benefit of updated internal doors, new boiler and new flooring throughout. Externally, the fully enclosed rear garden is an outstanding feature of the home, thoughtfully landscaped with low maintenance in mind. Perfect for both entertaining and family life, it boasts a substantial patio seating area together with a large artificial lawn ideal for children and growing families. To the front, a newly laid block paved driveway provides ample off road parking for several vehicles. This is a must see home if genuine disappointment is to be avoided. Energy Rating to C. Council Tax Band D.

£425,000

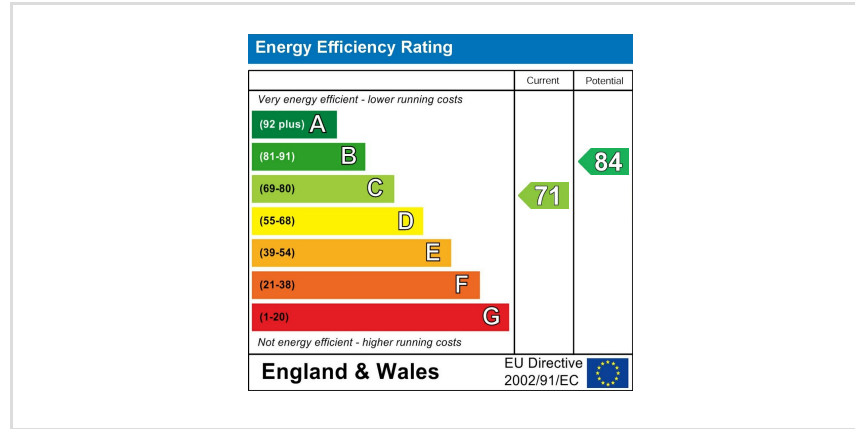
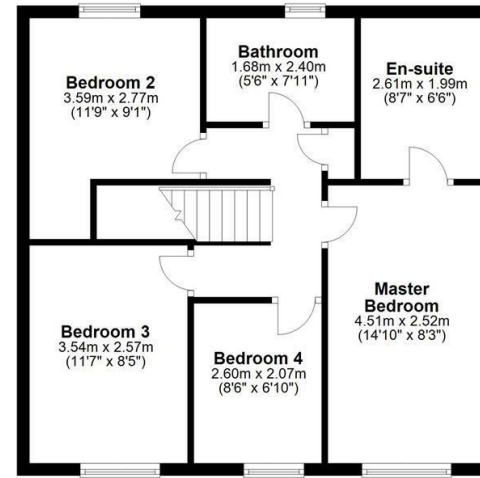
 4  3  3



Ground Floor



First Floor



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