



Rockingham Road, Cottingham, Market Harborough

**STUART  
CHARLES**  
ESTATE AGENTS

# £685,995

Exquisite Five-Bedroom Detached Residence in Cottingham

Set within the sought-after village of Cottingham, this individually designed detached home offers an exceptional balance of elegance, space, and modern family living.

Ideally positioned for access to Market Harborough, Uppingham, Rutland and Corby, the property also enjoys proximity to the scenic East Carlton Country Park.

A welcoming reception hall introduces a home of superb proportions. The principal living room is both elegant and inviting, with French doors opening onto the landscaped garden. A separate lounge provides a more intimate setting, while a dedicated study offers an ideal work-from-home space.

The heart of the home is a beautifully appointed kitchen/dining room, featuring extensive cabinetry, quality work surfaces, and a central island—perfect for both everyday living and entertaining. French doors provide a seamless connection to the garden. A separate utility room and guest cloakroom complete the ground floor.

- LARGE LIVING ROOM WITH VIEWS OVER THE GARDEN
- STUDY AND SEPARATE LOUNGE
- FIVE BEDROOMS WITH TWO FEATURING EN-SUITES
- WRAP AROUND L SHAPED GARDEN
- CLOSE TO COTTINGHAM PRIMARY SCHOOL AND BRINGHURST SCHOOL AND CATCHMENT FOR UCC
- OPEN PLAN KITCHEN/DINER
- GUEST W.C AND UTILITY
- DOUBLE GARAGE AND OFF ROAD PARKING
- SITUATED IN A QUIET VILLAGE
- CLOSE TO MULTIPLE SHOPS, COUNTRYSIDE WALKS, SEVERAL COUNTRY PUBS AND RESTAURANTS AS WELL

## Entrance Hall

20'0 x 11'9 (6.10m x 3.58m)

Entered via a double glazed door, radiator, stairs rising to first floor landing, doors to:

## Study

13'10 x 7'8 (4.22m x 2.34m)

Double glazed window to rear elevation, radiator, telephone point.

## Lounge

12'9 x 9'8 (3.89m x 2.95m)

Double glazed window to rear elevation, radiator.

## Living Room

19'5 x 16'4 (5.92m x 4.98m)

Double glazed French doors to rear elevation, radiator, telephone point, Tv point, Telephone point, double glazed windows to side and rear elevation.

## Guest W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator, double glazed window to rear elevation.







### Utility Room

9'7 x 5'8 (2.92m x 1.73m)

Fitted to comprise a range of base and eye level units with a single steel bowl, plumbing for automatic washing machine, space for tumble dryer, double glazed window to front elevation, pedestrian door to double garage.

### Kitchen/Diner

20'6 x 13'8 (6.25m x 4.17m)

Fitted to comprise a range of base and eye level units with a one and half bowl steel sink and drainer, single bowl sink located on an island with under counter storage, integrated dishwasher, space for free standing range cooker, space for American fridge/freezer, double glazed window to front and rear elevation, double glazed French doors to garden.





### First Floor Landing

Loft access, stairs rising from ground floor, radiator, double glazed windows to front and rear elevation, doors to:

### Bedroom One

15'4 x 14'6 (4.67m x 4.42m)

Two double glazed Velux windows, radiator, door to:

### En-Suite

15'0 x 6'5 (4.57m x 1.96m)

Fitted to comprise a three piece suite consisting of double shower cubicle, low level pedestal, low level wash hand basin, radiator, extractor.





### Bedroom Two

13'10 x 13'2 (4.22m x 4.01m)

Two double glazed windows to side elevation, radiator, door to:

### En-Suite

8'2 x 7'5 (2.49m x 2.26m)

Fitted to comprise a three piece suite consisting of a low level pedestal, low level wash hand basin, radiator, door to a fully tiled shower area, extractor.

### Bedroom Three

13'10 x 10'4 (4.22m x 3.15m)

Double glazed window to rear elevation, radiator.

### Bedroom Four

9'9 x 9'2 (2.97m x 2.79m)

Double glazed window to front elevation, radiator.





Ground Floor



First Floor





### Bedroom Five

9'9 x 6'11 (2.97m x 2.11m)

Double glazed window to rear elevation, radiator.

### Bathroom

9'10 x 6'5 (3.00m x 1.96m)

Fitted to comprise a three piece suite consisting of a panel bath, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation.

### Outside

Front: A block paved driveway provides off road parking for multiple vehicles and access to the double garage and gated side access.

Rear: A large patio area leads onto a two sperate laid lawned area's a raised decking area and several mature planting areas and flower beds.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	