



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

12 Welland View Road, Cottingham, LE16 8XW

Guide Price £360,000

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## "Calm and Comfortable"

Comfortable level living becomes easy in this very deceptively sized, extended, detached bungalow. The property occupies a peaceful location in a cul-de-sac position within the Welland Valley village of Cottingham. The accommodation includes a hall, elegant open plan living/dining room, stylish fitted kitchen, well equipped shower room, two large bedrooms and a conservatory. A private driveway provides off road parking for three cars and access to the garage. The gardens are attractively landscaped and maintained. Start a life of relaxation!

Beautifully maintained and presented, this detached bungalow is a must view property.

Situated within the well-regarded village of Cottingham which offers local amenities including a community village shop, cafe, church and a pub. There are lots of nature/ countryside walks on the door step as well as East Carlton Country park which is near by.

The accommodation includes an entrance hall which leads to the bedrooms, shower room and living room.

The living/dining room is dual aspect and features a modern wood burning cassette stove and there is a Karndeane floor.

The kitchen is fitted with a stylish Shaker style range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with attractive ceramic tiled wall surrounds. There is a built in oven, electric hob and an extractor hood. There is an integrated dishwasher. The stylish shower room includes a large shower enclosure, WC and a winged wash hand basin set within a vanity unit with ceramic tiled wall surrounds and floor. There are two large double bedrooms with the conservatory being accessed through bedroom one.

The single garage has been part converted now offering traditional storage to the front while the rear is accessed from the rear garden and has been converted into a utility room.

### Outside:

Outside, the plot is very well maintained. There is a front garden which is laid to lawn with planted borders. There is a resin set driveway which provides parking for two/three cars and offers access to garage storage. Gated pedestrian access leads to the rear garden which faces south and offers a good degree of privacy. The rear garden is mainly laid to lawn with a paved patio area and planted borders.

### Room Measurements:

Open Plan Living / Dining Room - 19' 6" max x 14' 2" max (5.94m x 4.32m)

Kitchen / Breakfast Room - 10' x 8' 10" (3.05m x 2.69m)

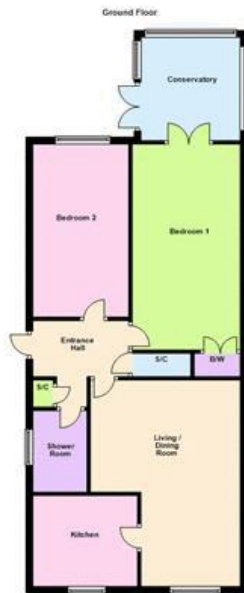
Bedroom One - 19' 6" x 10' 2" (5.94m x 3.10m)

Bedroom Two - 16' 5" x 9' 1" (5.00m x 2.77m)

Bathroom - 7' 9" x 5' 2" (2.36m x 1.57m)

Conservatory - 9' 8" x 9' 7" (2.94m x 2.92m)





- Popular Village Location
- Convenient For East Carlton Park
- Close to Village Community Shop, Pub and Church
- Nature Walks Nearby
- Detached Bungalow
- Two Bedrooms
- Extended Accommodation
- Driveway
- Beautifully Maintained Gardens
- Modern Kitchen & Shower rooms



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

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