£295,000

High Street

Cottingham, LE16 8XL

PROPERTY SUMMARY

This exceptional three-bedroom apartment on High Street, Cottingham, is a true standout within the exclusive redevelopment of the former Spread Eagle pub, offering a rare combination of luxury, space, and private garden living in the heart of this desirable Northamptonshire village. Perfect for professionals, downsizers, or anyone seeking a unique home, this property blends striking contemporary interiors with character features and the added bonus of outdoor space something not found in any other apartment within the development. The centrepiece of this home is its incredible open plan living, kitchen, and dining area. Designed for both grand entertaining and everyday comfort, this vast space is flooded with natural light and provides the perfect setting for gatherings, relaxing, or working from home. The kitchen is beautifully appointed with high-quality cabinetry, integrated appliances, and a generous dining area that flows seamlessly into the main living space. The layout creates a sense of freedom and versatility, ideal for modern lifestyles. The apartment boasts three generously sized bedrooms, each offering ample space for family, guests, or a home office. The principal bedroom features a stylish en-suite bathroom for added privacy and comfort, while the second bedroom also benefits from its own en-suite, making it ideal for guests or multi-generational living. There is an additional family bathroom and a dedicated dressing area, enhancing the sense of luxury and practicality. A truly unique feature of this apartment is its private garden—exclusively available to this residence within the development. This outdoor space is perfect for al fresco dining, gardening, relaxing in the sun, or simply enjoying a peaceful retreat in the heart of the village. With both an impressive interior and rare garden access, this home offers an unrivalled lifestyle opportunity.
Residents also enjoy allocated parking and a prime position on the High Street

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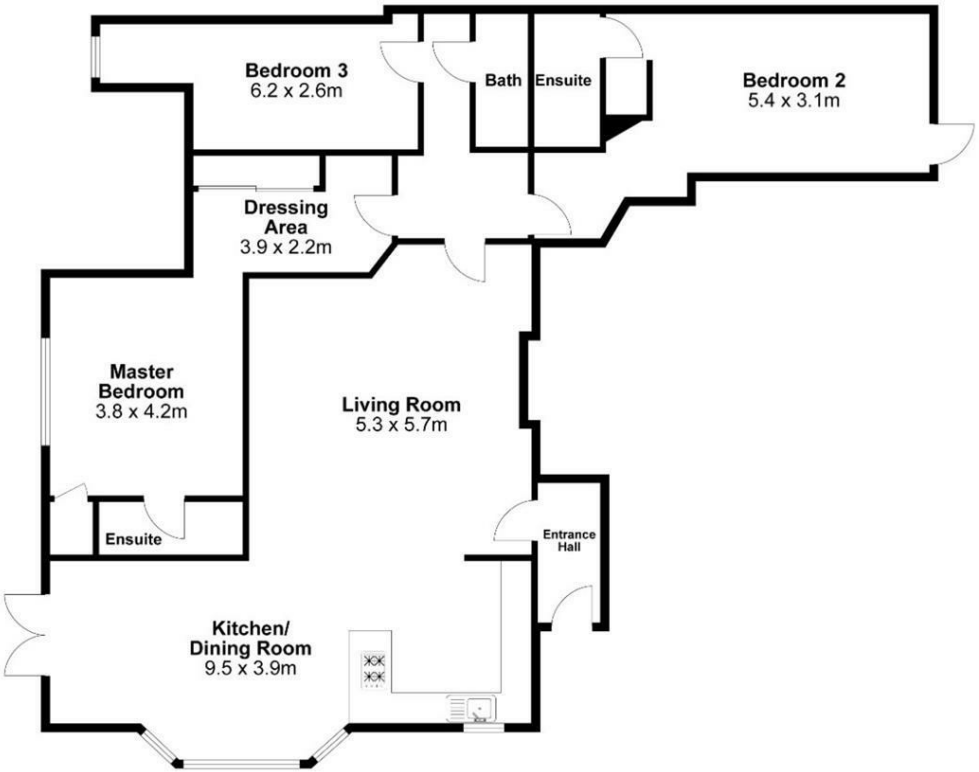
FLAT 2



For identification only not to scale

Internal Area Approx. : 148m²

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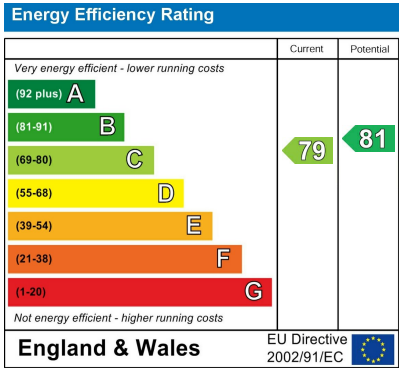
LOCAL AUTHORITY

TENURE
Leasehold

COUNCIL TAX BAND

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

BRENNAN
BESPOKE

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