



WALNUT TREE COTTAGE, CORBY ROAD COTTINGHAM

£450,000
OIEO

This beautifully refurbished three-bedroom stone-built cottage offers a perfect blend of character and modern living, set within the desirable village of Cottingham. The property features two reception rooms, a stylish modern kitchen, and a well-appointed bathroom, along with a convenient ground floor WC. Externally, there is off-road parking, a landscaped garden with patio seating, and a versatile log cabin currently used as a home office. Finished to a high standard throughout with numerous upgrades, this home is ideal for those seeking a ready-to-move-into property in a peaceful village setting.



- Three Bedrooms • Detached Cottage • Fully Refurbished • Off Road Parking • Village Location • Two Reception Rooms • Four-piece Bathroom • Office Space

Nestled in the highly sought-after village of Cottingham, this beautifully presented three-bedroom stone-built cottage has been fully refurbished to an exceptional standard, seamlessly blending character features with modern living.

The property is approached via a gravel driveway, providing off-road parking for multiple vehicles and setting the tone for the quality found throughout. The central entrance hallway offers access to all ground floor accommodation. To the right, the main reception room is an inviting lounge, accessed via elegant double doors. This spacious room features a charming fireplace with a gas log burner and benefits from large sliding glass doors that open out onto the garden, allowing for an abundance of natural light and delightful views over the surrounding village and church. Directly ahead from the hallway is a practical and well-designed cloakroom/ utility, complete with a hand wash basin, low-level WC, boiler housing, and useful countertop space with plumbing for white goods below. To the left of the hallway is the second reception room, currently utilised as a dining room. This characterful space boasts its own feature fireplace and stairs rising to the first floor. A door from here leads into the recently remodelled kitchen, now a stylish and contemporary hub of the home. The kitchen offers ample worktop space, a range of base and wall-mounted units, an integrated dishwasher, and a pantry-style cupboard with power for small appliances. A useful porch/boot room adjoins the kitchen, featuring a traditional stable door that provides a secondary entrance to the property.

Upstairs, the generous principal bedroom enjoys dual-aspect windows, flooding the room with natural light. The second bedroom is also a spacious double, while the third is a comfortable small double. The landing benefits from fitted storage, and the accommodation is completed by a stunning four-piece family bathroom, comprising a hand wash basin, low-level WC, separate shower unit, and a striking roll-top bath as the centrepiece.

Externally, the property continues to impress. A patio area extends from the lounge, ideal for outdoor seating and entertaining, leading down to a beautifully landscaped lawn. The garden has been thoughtfully designed and prepared to accommodate a substantial log cabin, which is already in place. This versatile outbuilding is split into two sections: one providing practical garden storage, and the other currently used as a home office- perfect for remote working, but equally suited as a gym, studio, or bar area.

The property has undergone extensive improvements, including new windows and doors throughout, comprehensive damp proofing, full redecoration, new flooring, a refitted cloakroom, installation of a feature fireplace in the lounge, and complete landscaping of the garden.

Cottingham itself is a charming rural village, known for its peaceful setting and strong sense of community. Surrounded by rolling countryside, it offers an ideal lifestyle for those seeking a quieter pace of life while still remaining well connected. The village benefits from nearby market towns such as Market Harborough and Uppingham, both of which provide a wide range of amenities including shops, cafés, restaurants, and schooling. With excellent access to road and rail links, the area is well suited for commuters while retaining its quintessential English village charm.

Viewing for this stunning property is highly recommended- contact Carter Williams today!

Council Tax Band: C
EPC Rating: E

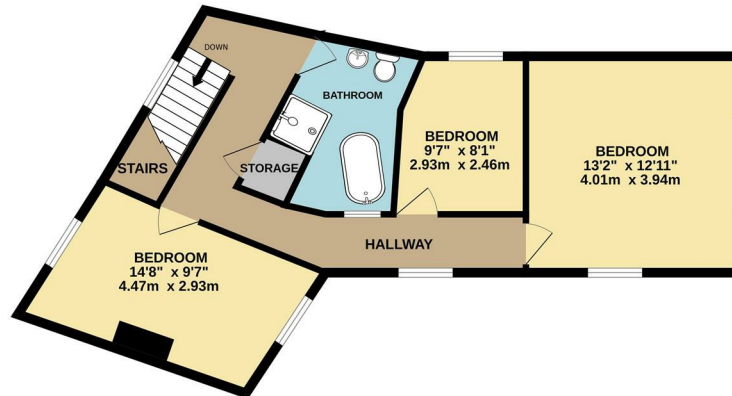




GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: E Council Tax Band: C

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

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