



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



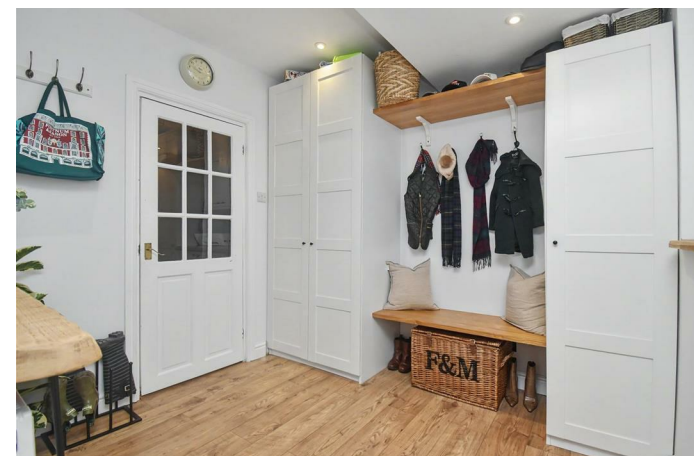
4



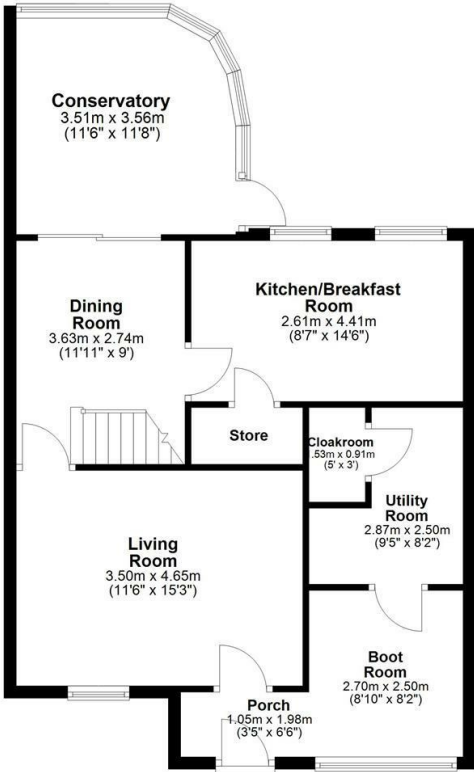
3



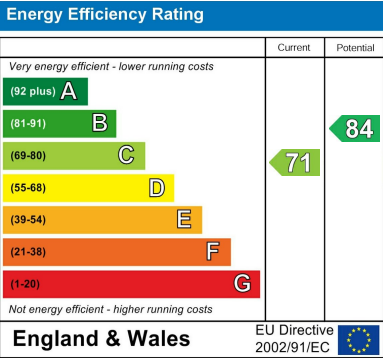
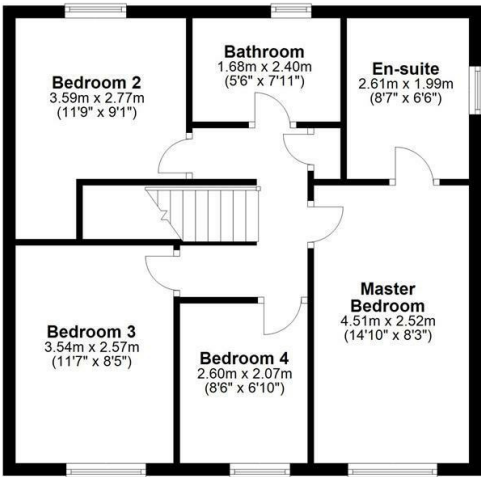
3



Ground Floor



First Floor



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
West**

Making Every
Journey Personal



01536 202007

info@simpsonwest.co.uk

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH