



16 Church Street, Cottingham, Market Harborough LE16 8XG

Offers Over £865,000

Lucas Estate Agents are pleased to be offering to the market this substantial grade II listed property situated in the beautiful Welland Valley village of Cottingham. Sitting on a plot of around 3/4 acre, the main features include a 5 bedroom house, a one bedroom annex, 2 garages, 4 separate gardens with outbuildings, and a recently installed, fully air conditioned and heated garden office. The main house dates back to the 17th century and is packed with features directly from this era. However since then, it has been carefully renovated and updated to make it a wonderful, modern family home. Set over 3 floors, the property has been in the same family for over 60 years. On the ground floor you will find 3 reception rooms plus a large kitchen/diner with downstairs accessible shower room and WC. Up the ornate stair case you will find 3 double bedrooms and the family bathroom. On the 2nd floor there are 2 further double bedrooms and a landing that is big enough for a study or playroom. The annex is laid out on one level and includes a large bedroom, lounge, kitchen and bathroom. The ground floor of the annex would make a fantastic renovation to turn the whole building into a 2 or 3 bedroom detached property. For more information about this property please speak with the agent or check Rightmove for a more detailed description.

Tenure: Freehold
Energy Rating: E
Council Tax Band: G

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GROUND FLOOR
1167 sq.ft. (108.4 sq.m.) approx.



1ST FLOOR
895 sq.ft. (83.1 sq.m.) approx.



2ND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



ANNEX FIRST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



ANNEX GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



OUTBUILDINGS
837 sq.ft. (77.7 sq.m.) approx.



FLOOR AREA INCLUDES ANNEX AND OUTBUILDINGS

TOTAL FLOOR AREA : 4930 sq.ft. (458.0 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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- 5 BEDROOM PERIOD PROPERTY
- 1 BED DETACHED ANNEX WITH SOLAR PANELS
- Around 3/4 Acre Plot
- 2023 BUILT GARDEN OFFICE
- 2 GARAGES
- MULTIPLE OUTBUILDS INC STABLE
- 4 SEPARATE GARDENS

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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