



Bancroft Road, Cottingham, Market Harborough

**STUART
CHARLES**
ESTATE AGENTS

£360,000

*** FULLY REFUBISHED *** Offered FOR SALE with NO CHAIN is this THREE bedroom semi detached family home located in the popular Village of Cottingham. Having been fully refurbished by the current owner to include a full rewire, new plastering, new kitchen/diner, new shower room, new family bathroom and more an early viewing is recommended to avoid missing out on this home. The accomadation comprises to the ground floor of an entrance hall, home office/study, open plan kitchen/diner, lounge, ground floor shower room and utility. To the first floor are three good sized rooms and a three piece family bathroom. Outside to the front a laid lawn leads to a large driveway that provides off road parking for multiple vehicles and is partially covered by a carport. To the rear a patio area leads onto a laid lawn and features privet hedges and timber fencing to sides. Call now to view!!.

- CURRENTLY BEING REFURBISHED
- NEW GROUND FLOOR SHOWER ROOM AND NEW THREE PIECE FAMILY BATHROOM
- HOME OFFICE/STUDY
- OFF ROAD PARKING FOR MULTIPLE VEHICLES WITH CARPORT
- FULLY REWIRED AND RENOVATED
- OPEN PLAN NEW KITCHEN/DINER
- GOOD SIZE LOUNGE
- THREE BEDROOMS
- CLOSE TO PRIMARY SCHOOL, COMMUNITY SHOP AND THE ROYAL GEORGE
- FLOORING AVAIABLE SUBJECT TO OFFER

Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor landing, doors to:

Office

6'8 x 5'10 (2.03m x 1.78m)

Double glazed window to front elevation, radiator.

Kitchen/Diner

18'5 x 10'9 (5.61m x 3.28m)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, induction hob and extractor, electric oven, integrated fridge/freezer, integrated dishwasher, radiator, double glazed French doors to garden, double glazed window to rear elevation, door to rear hall, archway to:







Lounge

13'11 x 12'0 (4.24m x 3.66m)

Double glazed window to front elevation, radiator, feature fireplace.

Rear Hall

Double glazed door to side elevation, door to:

Shower Room

9'9 x 6'4 (2.97m x 1.93m)

Fitted to comprise a three piece suite consisting of a mains feed double shower cubicle, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation.





Utility Room

7'5 x 5'11 (2.26m x 1.80m)

With base level units, space for automatic washing machine, space for condensing dryer, space for fridge/freezer

First Floor Landing

Stairs rising from ground floor, double glazed window to side elevation, loft access, doors to:

Bedroom One

13'11 x 10'8 (4.24m x 3.25m)

Double glazed window to front elevation, radiator.

Bedroom Two

10'8 x 9'11 (3.25m x 3.02m)

Double glazed window to rear elevation, radiator.

Bedroom Three

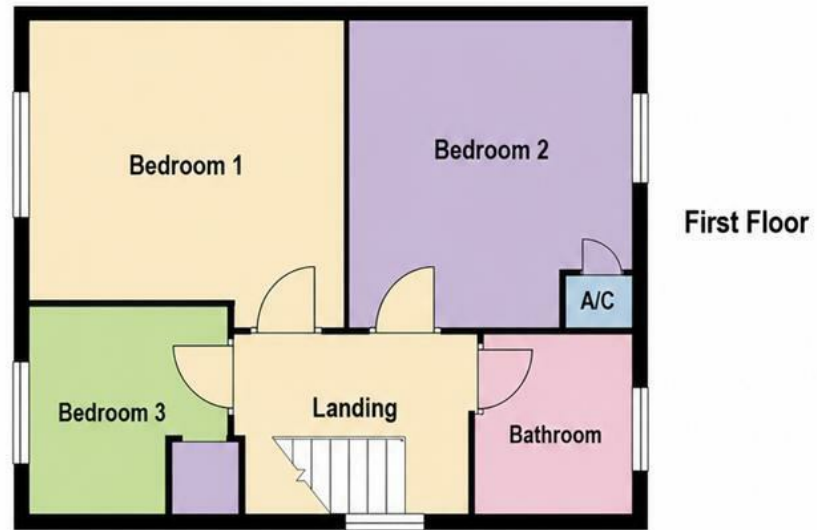
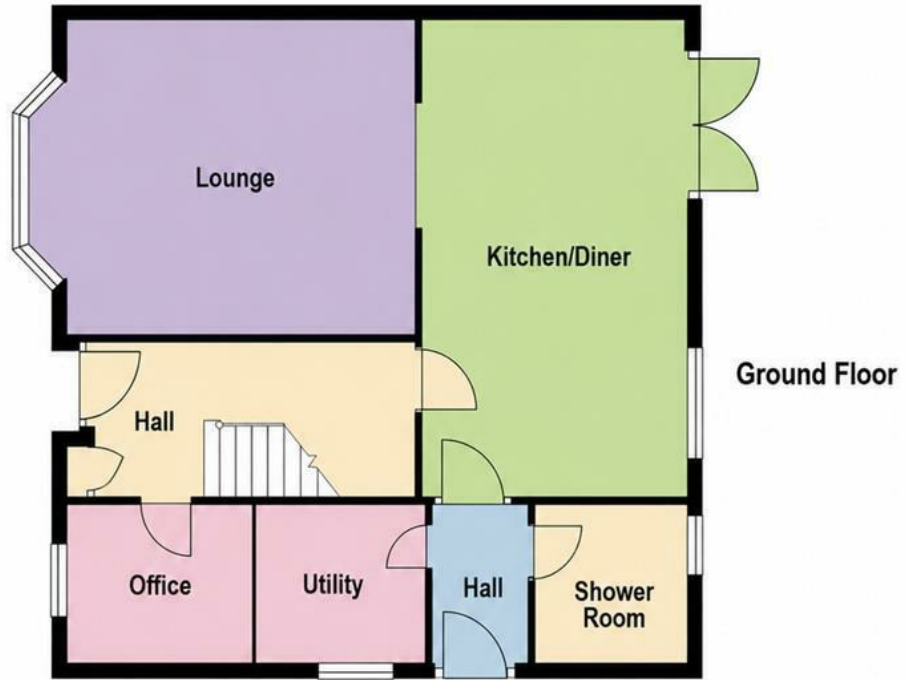
9'9 x 7'6 (2.97m x 2.29m)

Double glazed window to front elevation, radiator, built in wardrobe.

Bathroom

6'6 x 6'0 (1.98m x 1.83m)

Fitted to comprise a three piece suite consisting of a panel bath, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation.



Outside

Front: A laid lawn leads to a driveway that provides off road parking for multiple vehicles and is covered by a carport.

Rear: A patio area leads onto a laid lawn and is enclosed by timber fencing, wall and privet hedging to all sides.

*** Please note works are continuing at present ***

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	