



Stonepit Drive, Cottingham, Market Harborough

**STUART
CHARLES**
ESTATE AGENTS

£1,800 Per month

Stuart Charles are delighted to offer TO LET this beautiful four bedroom family home offering flexible living space in the desirable village of Cottingham.

Set within close proximity to multiple amenities to include, Cottingham primary school, the George restaurant and stunning walking trails and views of this wonderful location.

The property benefits from a substantial extension and offers generous living accommodation, including a lounge, dining room and large extended kitchen with a breakfast room and with space for appliances. The extension also provides a downstairs double bedroom, shower room and useful utility area.

To the first floor are three double bedrooms and a large family bathroom, providing excellent accommodation for a family.

Outside is a south-facing, low-maintenance garden with laid turf, pond and patio area, enjoying attractive views across the Welland Valley. The garden also provides direct access to a large garage with electrics.

this home also benefits from solar panels

- Four-bedroom detached property
- Driveway and off road parking
- Kitchen with breakfast room
- Low maintenance garden
- Close to primary school & bus links to town
- Ground-floor double bedroom and shower room
- Large garage
- Separate dining room
- Village location

ENTRANCE

PVC door, double glazed window to side elevation leading to:

LOUNGE

19.1 x 13.0 (5.79m.0.30m x 3.96m.0.00m)

Built in electric fireplace, PVC window to the front and double patio doors leading to rear, electrical sockets, radiator

DININGROOM

10.9 x 8.2 (3.05m.2.74m x 2.44m.0.61m)

PVC window to the front, electrical sockets, radiator.

KITCHEN/DINER

31.7 x 17.0 (9.45m.2.13m x 5.18m.0.00m)

PVC window to side elevation, range cooker, extractor fan, electrical sockets, fridge, low level wash basin







and mixer tap double patio doors leading to rear

GROUND FLOOR BEDROOM

17.2 x 9.8 (5.18m.0.61m x 2.74m.2.44m)

with built in storage cupboard, window to front, electrical sockets, radiator.

UTILITY ROOM

6.0 x 4.4 (1.83m.0.00m x 1.22m.1.22m)

with storage, space for washer & dryer, window to rear





GROUND FLOOR SHOWER ROOM

6.0 x 5.4 (1.83m.0.00m x 1.52m.1.22m)

three piece shower suite comprising of shower low level wash basin, lower level pedestal radiator pvc window to rear, radiator

MASTER BEDROOM

13.0 x 11.6 (3.96m.0.00m x 3.35m.1.83m)

comprises of PVC window to rear, electrical sockets, radiator, storage space

BEDROOM TWO

9.7 x 8.8 (2.74m.2.13m x 2.44m.2.44m)

PVC window to front, electrical sockets, radiator, storage space





BEDROOM THREE

8.4 x 8.3 (2.44m.1.22m x 2.44m.0.91m)

PVC window to front, electrical sockets, radiator, storage space

FAMILY BATHROOM

8.1 x 7.5 (2.44m.0.30m x 2.13m.1.52m)

three piece bathroom suite with over head shower. low level pedestal, low level wash basin, PVC windows to rear, storage space

GARAGE

large garage with electrics to door to the front and door to the rear leading to the garden





