

Stonepit Drive, Cottingham, Market Harborough

STUART CHARLES
ESTATE AGENTS

£390,000

Offered FOR SALE is this four bedroom detached home in a sought after cul de sac location within the desirable village of Cottingham. Situated just a short walk from countryside walks, a local shop and restaurant/bar an early viewing as advised. The accommodation comprises to the ground floor of an entrance porch, spacious living room, dining room, conservatory, modern kitchen, utility/storage room and cloakroom. To the first floor is the main bedroom with a three piece en-suite shower room, three further bedrooms and family bathroom. Outside to the front a block paved frontage provides off road parking for multiple vehicles and gated side access. To the rear garden a large L shaped slate patio area leads onto a large artificial laid lawn while the garden is fully enclosed by timber fence surround and mature planters to all sides. Call now to book a viewing!!

- RE-FITTED KITCHEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES LEADS TO A CONVERTED GARAGE WITH UTILITY AND GUEST W.C
- DINING ROOM AND CONSERVATORY
- CLOSE TO NATURE WALKS AND PRIMARY SCHOOL
- CLOSE TO RESTAURANT AND LOCAL SHOPS
- MODERN COMBI BOILER
- GOOD SIZED LOUNGE
- PEACEFUL VILLAGE LOCATION
- READY TO MOVE INTO
- FOUR GOOD SIZED BEDROOMS

Entrance Hall
Entered via a double glazed door to the front elevation, doors to:

Lounge
15'03 x 11'06 (4.65m x 3.51m)
Double glazed window to the front elevation, feature fire place, radiator, tv point, telephone point.

Dining room
15'03 x 11'06 (4.65m x 3.51m)
Stairs raising to the first floor landing, radiator, French doors to:

Conservatory
10'09 x 9'10 (3.28m x 3.00m)
Brick built base, power and lights, double glazed windows and French doors to side.















Kitchen
14'04 x 8'08 (4.37m x 2.64m)
Fitted to comprise a range of base and eye level units with a Belfast sink and drainer, electric cooker and gas hob, double glazed window to rear elevation, pantry, radiator.

Storage area
9'02 x 8'04 (2.79m x 2.54m)
Currently being used as a boot room

Utility room
9'05 x 8'01 (2.87m x 2.46m)
Featuring a range of base and eye level units, sink and drainer, space for white goods, door to:














F&M

Guest WC
Featuring a two piece suite with double glazed window to side elevation, radiator.

Landing
Loft access, doors to:

Bedroom one
14'08 x 8'02 (4.47m x 2.49m)
Double glazed window to the front elevation, radiator, door to en-suite:

En-suite
Featuring a four piece suite with a shower cubicle, low level pedestal, bidet, low level wash hand basin, radiator, double glazed window to side elevation.















Bedroom two
12'00 x 9'00 (3.66m x 2.74m)
Double glazed window to the rear elevation with blinds, radiator.

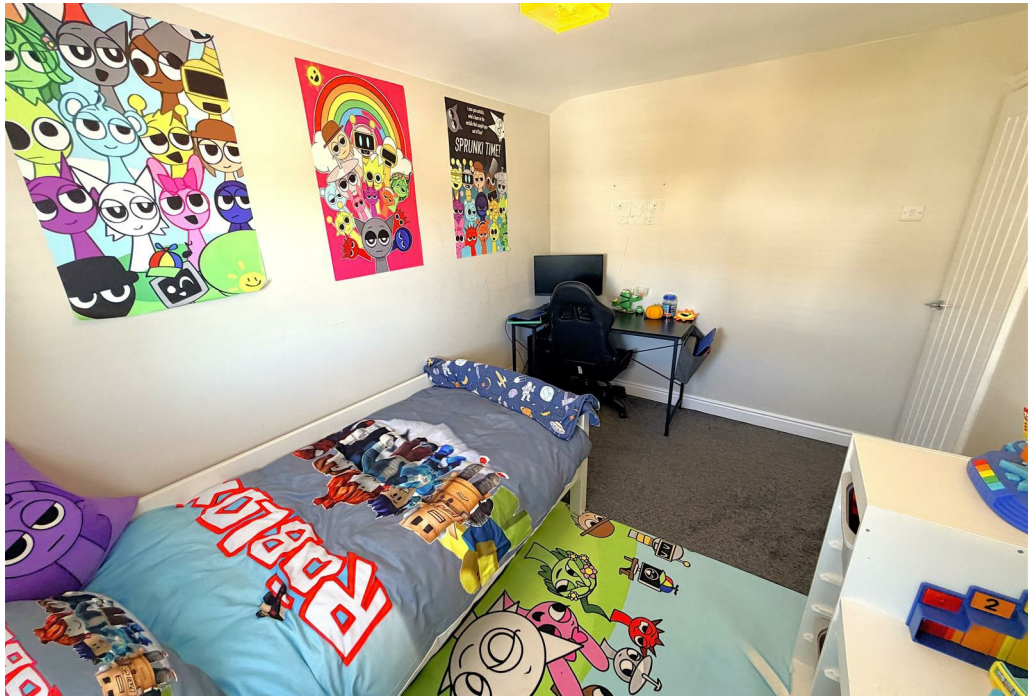
Bedroom three
11'05 x 8'02 (3.48m x 2.49m)
Double glazed window to the front elevation, radiator.

Bedroom four
8'06 x 6'10 (2.59m x 2.08m)
Double glazed window to the front elevation, radiator.



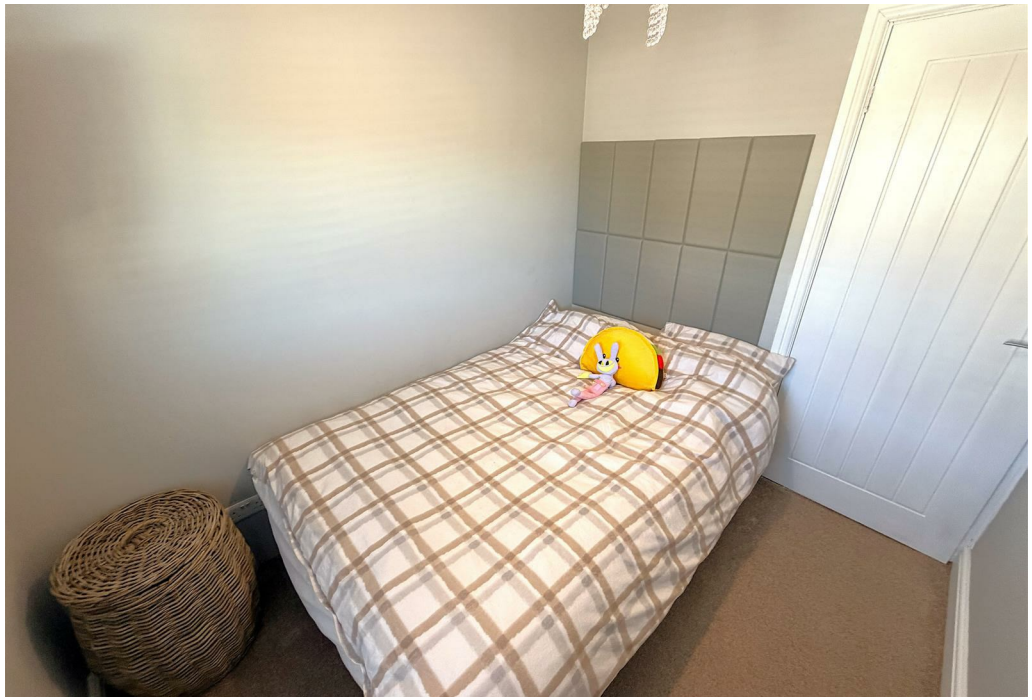





SPRUNKI TIME!

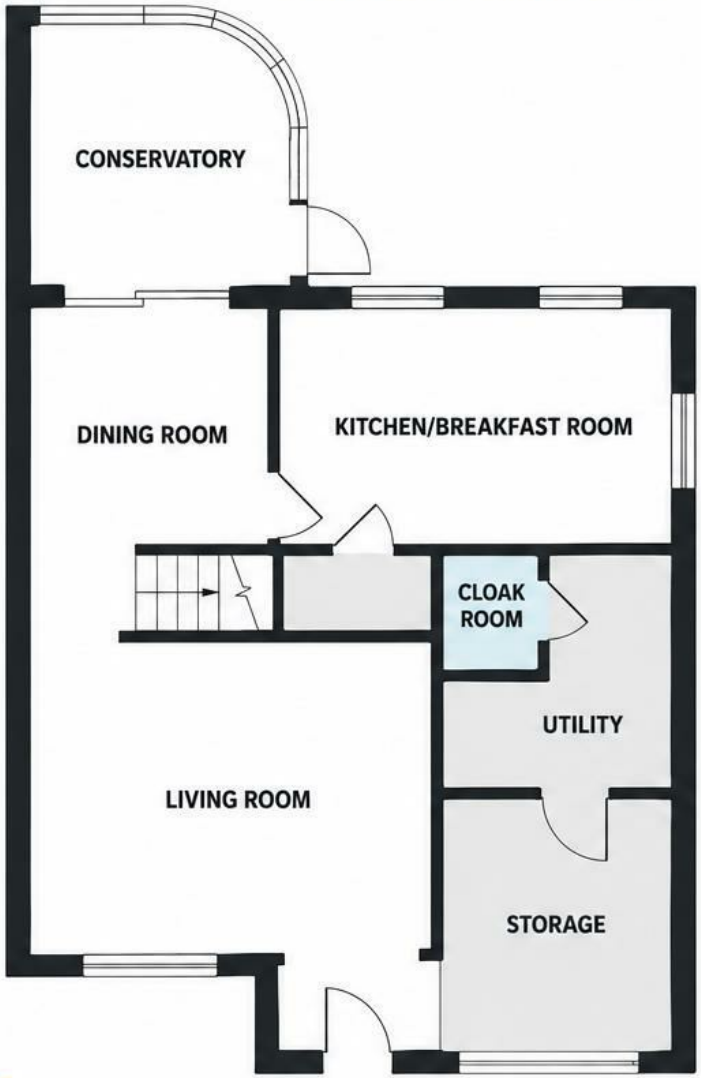






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GROUND FLOOR



FIRST FLOOR



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This floor plan is for illustrative purposes only.
All measurements are approximate and not to scale.



Bathroom

Featuring a three piece suite with a panel bath and shower over, low level pedestal and wash hand basin, double glazed window to the rear elevation, radiator.

Outside

To the front there is a block paved frontage providing off road parking, with side gated access.

The rear garden has a laid to lawn and patio area and is fully enclosed by timber fence surround.

