



14 Windmill Close, Cottingham, Market Harborough, LE16 8XZ

Offers in excess of £380,000

Stuart Charles are delighted to offer for sale with NO CHAIN this four bedroom detached family home located in the desirable Cottingham Village. Situated at the end of a quiet cul de sac next to open fields and with planning permission granted for a ground floor extension an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge, dining room, guest W.C, kitchen with integrated appliances and utility room. To the first floor are four good sized rooms and a three piece family bathroom, the master bedroom also benefits from a three piece en-suite. Outside to the front is a large block paved driveway that provides off road parking for multiple vehicles and leads to a garage. To the rear a large L shaped patio area leads down to a large laid lawn and is enclosed by timber fencing to all sides. please note the planning permission runs until 2025. Call now to view!!.

- POSITIONED IN A QUIET CUL DE SAC
- KITCHEN WITH INTEGRATED APPLIANCES AND UTILITY ROOM
- FOUR GOOD SIZED ROOMS
- PRIVATE REAR GARDEN
- PLANNING PERMISSION FOR A GROUND FLOOR EXTENSION GRANTED
- LOUNGE AND DINING ROOM
- GUEST W.C
- FAMILY BATHROOM AND EN-SUITE
- CLOSE TO PRIMARY SCHOOL, RESTAURANT AND VILLAGE SHOP
- NO CHAIN

Entrance Hall

Entered via a composite door, radiator, double glazed door to garage, door to:

Lounge

15'4 x 12'0 (4.67m x 3.66m)

Double glazed window to front elevation, radiator, tv point, telephone point, wooden panel feature wall, door to:

Dining Room

10'0 x 12'0 (3.05m x 3.66m)

Double glazed patio door to rear elevation, radiator, stairs rising to first

Kitchen

14'8x 8'6 (4.47mx 2.59m)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, electric hob and extractor, electric oven, integrated dishwasher, radiator, pantry cupboard,







two double glazed windows to rear elevation, double glazed door to side elevation, wall mounted boiler, doors to:

Guest W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, complimentary tiling.

Utility Room

9'0 x 6'6 (2.74m x 1.98m)

Fitted to comprise eye level units, space for free standing fridge/freezer, space for automatic washing machine, space for tumble dryer, double glazed window to side elevation.





First Floor Landing

Stairs rising from ground floor, loft access, airing cupboard, doors to:

Bedroom One

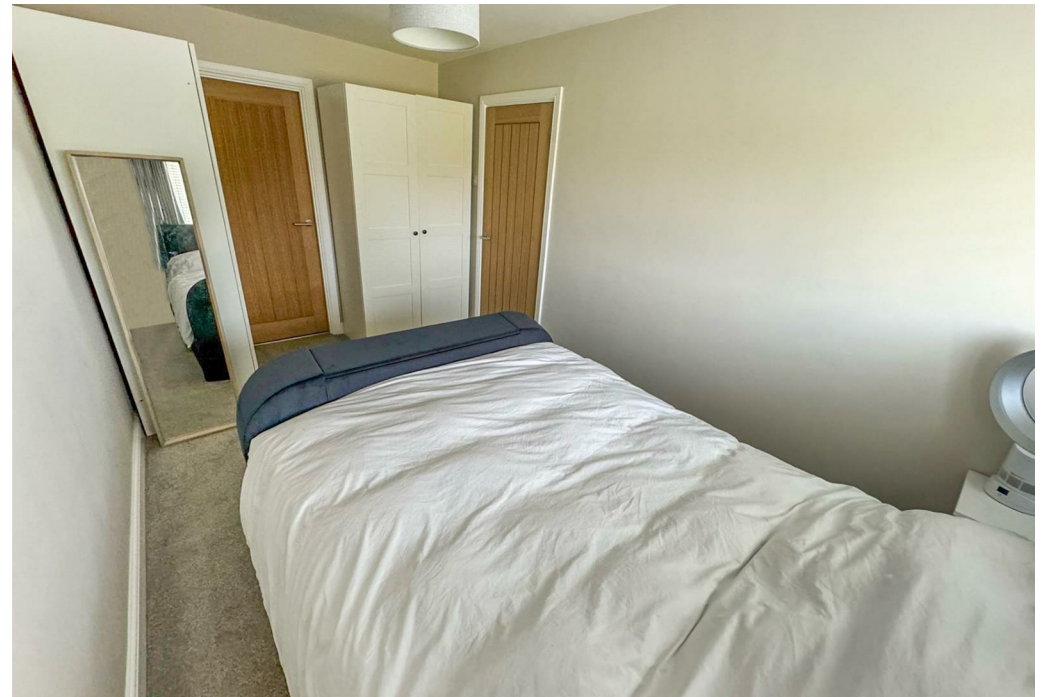
15'0 x 8'2 (4.57m x 2.49m)

Double glazed window to front elevation, radiator, door to:

En-Suite

8'6 x 6'4 (2.59m x 1.93m)

Fitted to comprise a three piece suite consisting of a walk in mains feed waterfall double shower cubicle, low level pedestal, low level wash hand basin, radiator, storage cupboard, double glazed window to side elevation.





Bedroom Two

12'0 x 9'0 (3.66m x 2.74m)

Double glazed window to rear elevation, radiator.

Bedroom Three

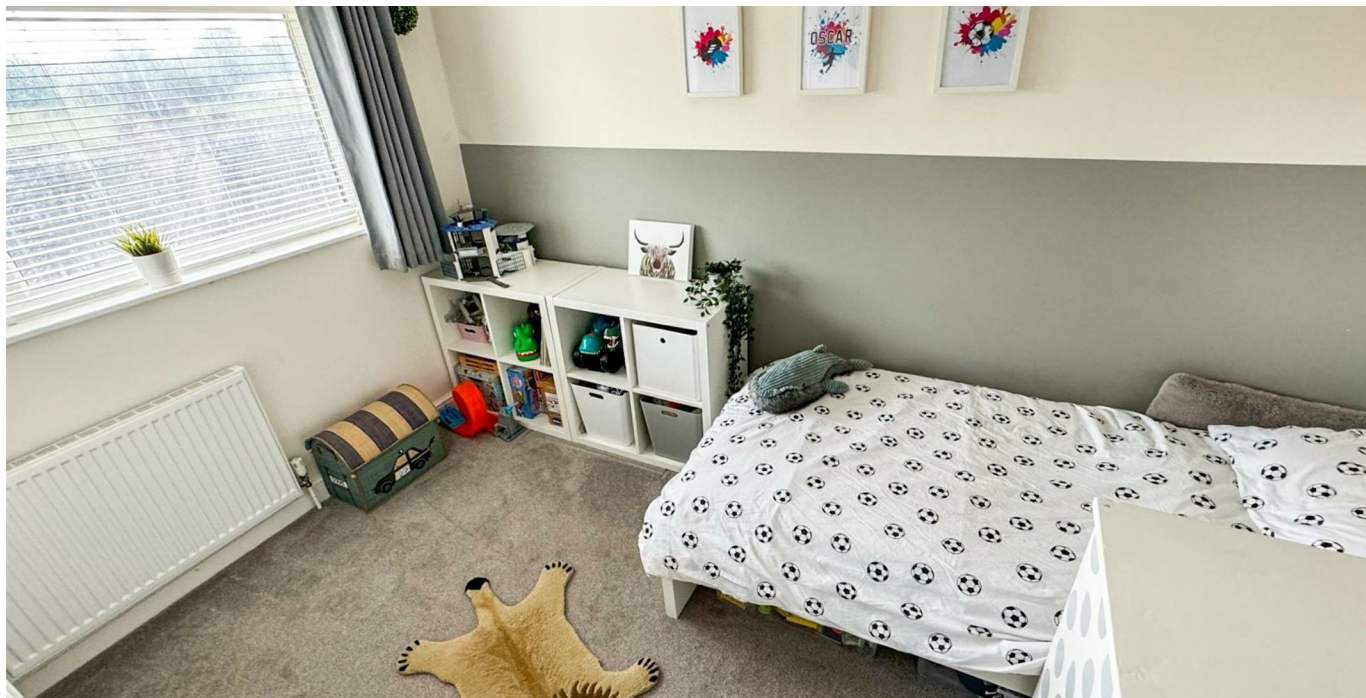
11'4 x 8'4 (3.45m x 2.54m)

Double glazed window to front elevation, radiator.

Bedroom Four

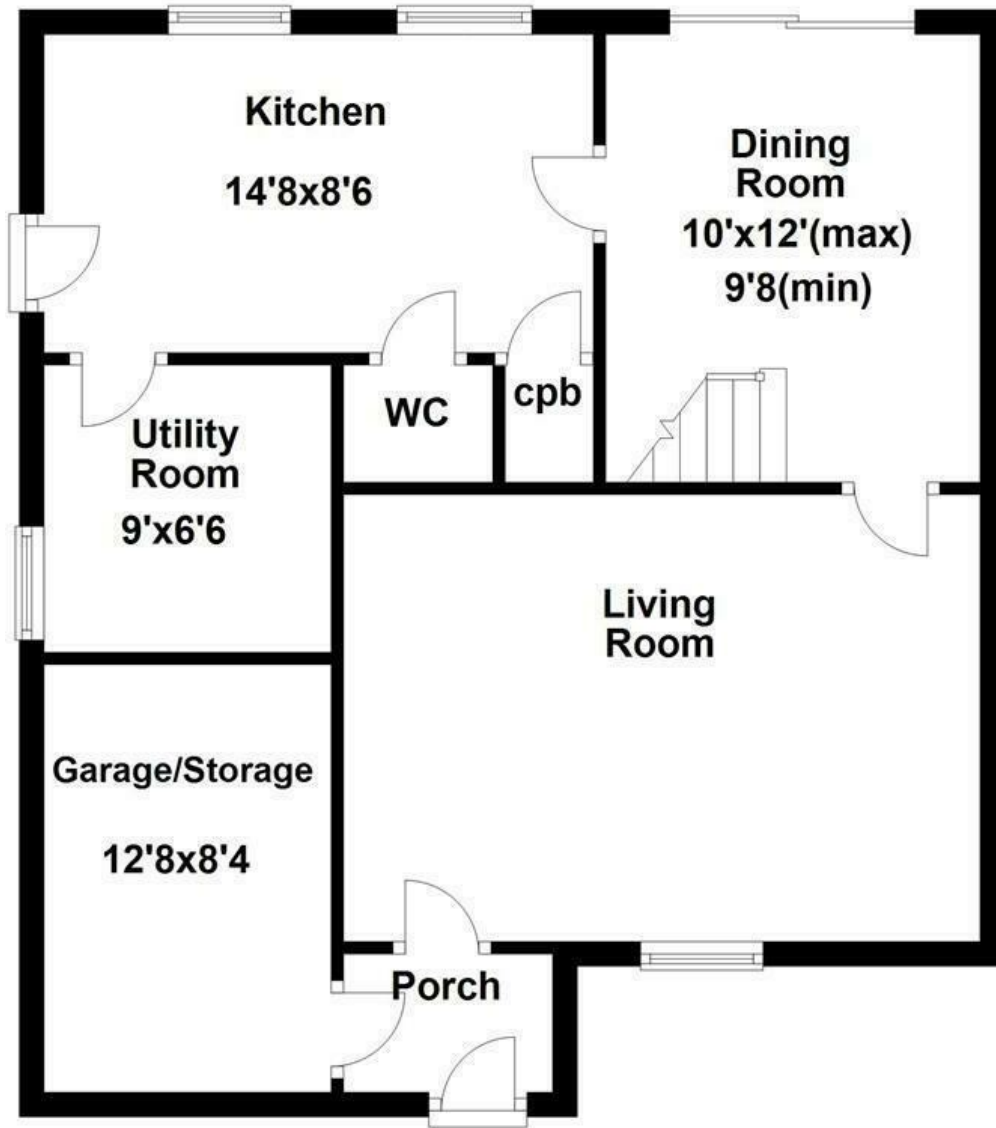
8'2 x 6'6 (2.49m x 1.98m)

Double glazed window to front elevation, radiator.

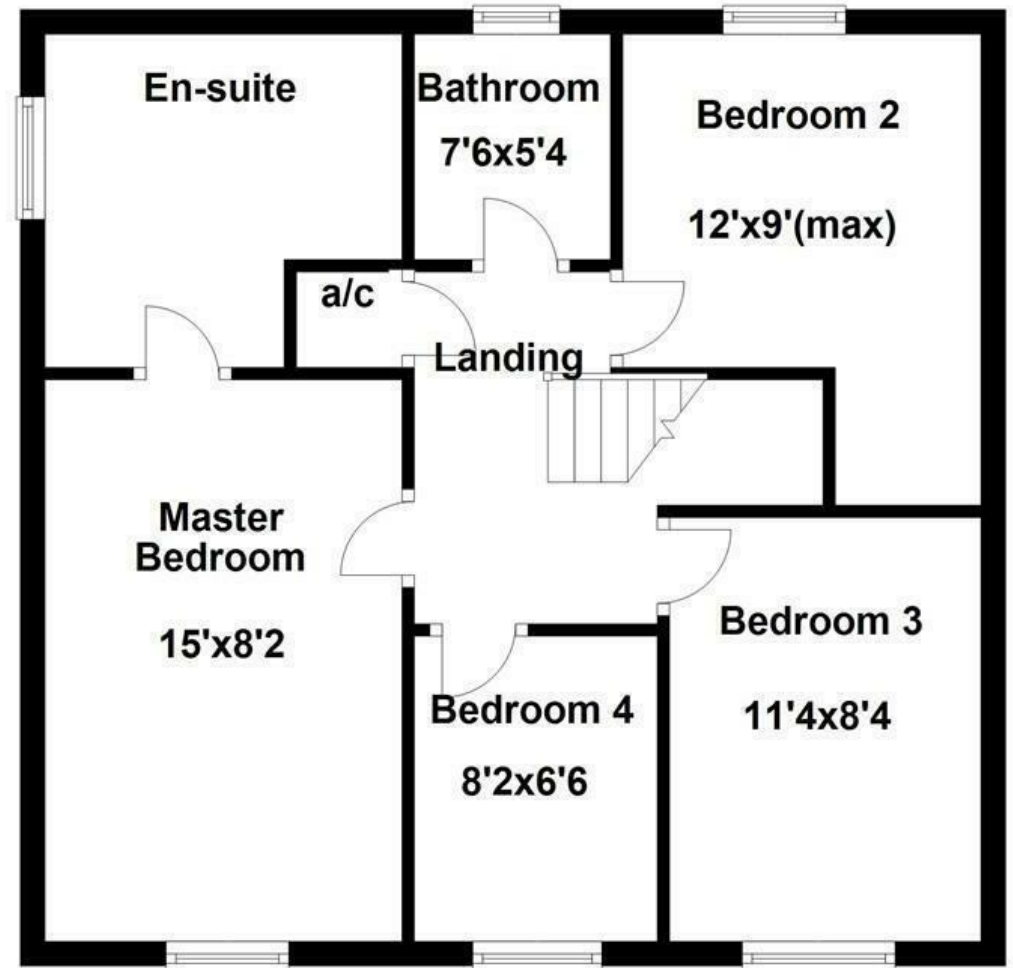




Ground Floor



First Floor



Floor plan not to scale - for guidance purposes only.
Plan produced using PlanUp.



Bathroom

7'6 x 5'4 (2.29m x 1.63m)

Fitted to comprise a three piece suite consisting P shaped bath with mains feed waterfall shower over, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation.

Outside

Front: A large block paved driveway provides off road parking for multiple vehicles and leads to a garage and side access.

Rear: A large patio area leads down to a laid lawn and is enclosed by timber fencing to all sides.

Garage

12'8 x 5'4 (3.86m x 1.63m)

With Garolla door, power and light connected, door to hall.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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		