



19 Ripley Road, Cottingham, Market Harborough, LE16 8XQ



**STUART  
CHARLES**  
ESTATE AGENTS

# £240,000

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this TWO DOUBLE bedroom home located in the desirable village of Cottingham. Overlooking fields in addition to being a short walk to the local shop and Royal George, an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, modern kitchen, utility room, conservatory, and lounge/diner. To the first floor are two double bedrooms and a three piece bathroom. Outside to the front, a block paved driveway provides off road parking for multiple vehicles and has gated access to the rear. To the rear, a large patio area leads onto a laid lawn and is enclosed by timber fencing to all sides. Call to view!!

- NO CHAIN
- TWO DOUBLE BEDROOMS
- VIEWS OF COUNTRYSIDE/FIELDS
- A SHORT DRIVE TO CORBY/MARKET HARBOROUGH SHOPPING
- MODERN KITCHEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- A SHORT WALK TO JUNIOR SCHOOL/ROYAL GEORGE AND VILLAGE SHOP
- READY TO MOVE INTO

## Entrance Hall

Entered via a double glazed door, radiator, storage cupboard, doors to:

## Kitchen

10' x 8'5 (3.05m x 2.57m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, electric hob and extractor, electric oven, space for free standing fridge/freezer, space for automatic washing machine. radiator, double glazed window to front elevation.

## Lounge

16'4 x 11'1 (4.98m x 3.38m)

Double glazed window and French doors to rear elevation, radiator, Tv point, telephone point, stairs rising to first floor landing.

## Conservatory

9'5 x 8'10 (2.87m x 2.69m)

## Utility Room







## Landing

Stairs rising from ground floor, airing cupboard with combi boiler, double glazing window to front, doors to:

## Bedroom One

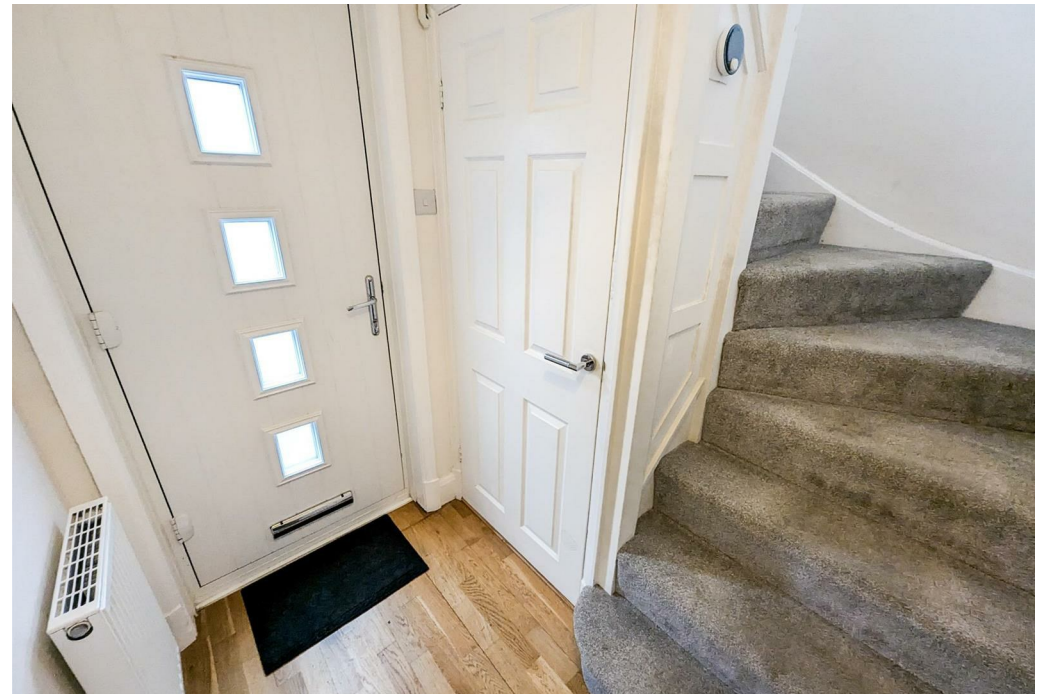
10'11 x 10'1 (3.33m x 3.07m)

Double glazed windows to rear elevation, radiator, tv point, door to:

## Bedroom Two

9'11 x 8'7 (3.02m x 2.62m)

Double glazed window to front elevation, radiator.





## Bathroom

10'3 x 5'9 (3.12m x 1.75m)

Fitted to comprise a three piece suite consisting of a panel bath with mains feed shower over, low level pedestal, low level wash hand basin, radiator, airing cupboard with combi boiler, double glazed window to front elevation.

## Outside

Front: A large block paved driveway provides off road parking for multiple vehicles and has gated access leading to the rear.

Rear: A patio area leads onto a laid lawn and is enclosed by timber fencing to all sides. Please note the decking, pergola and hot tub are not included.









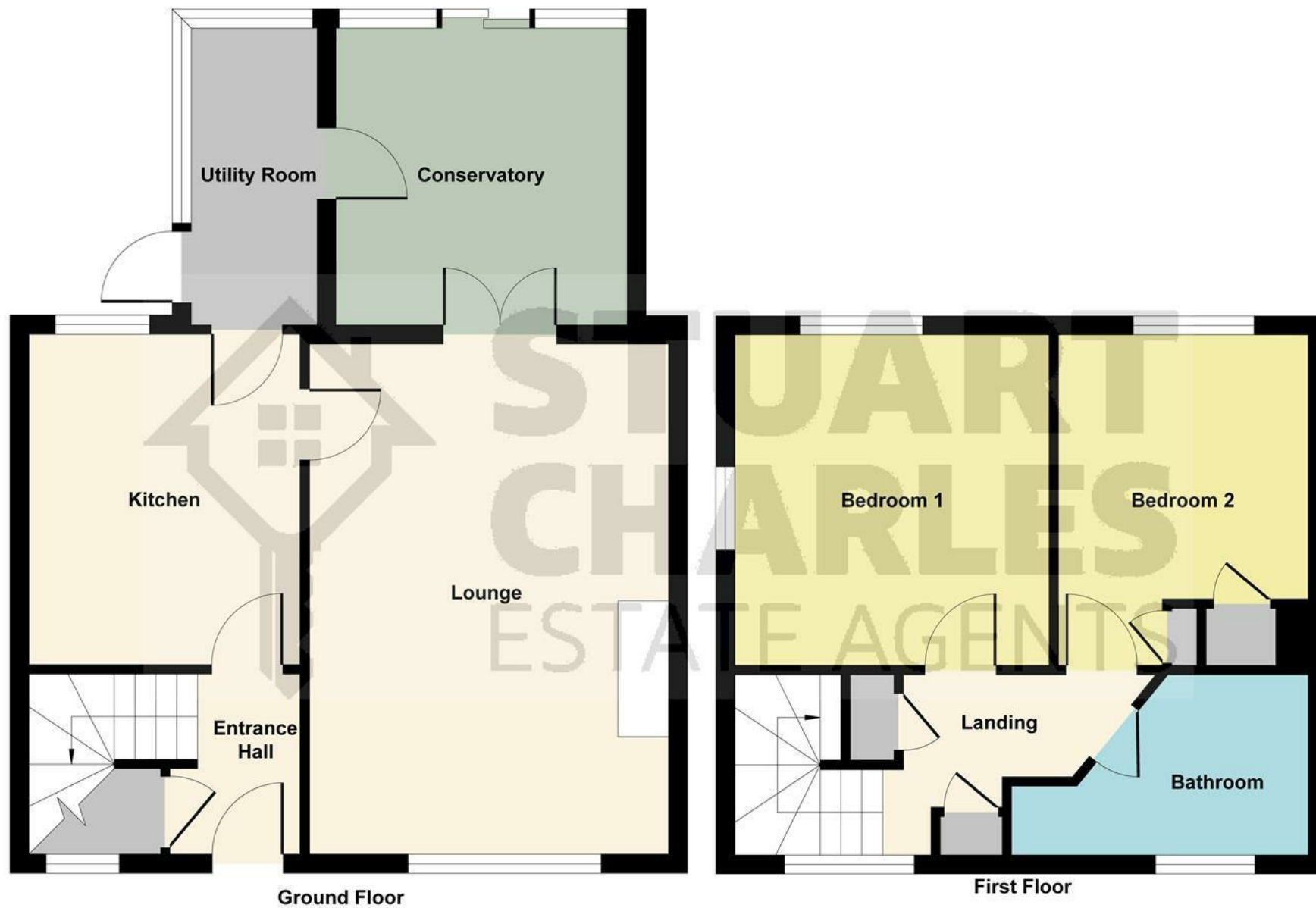


Illustration for identification purposes only, measurements are approximate, not to scale.

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