



18 Bancroft Road, Cottingham, Market Harborough, LE16 8XA



£400,000

Nestled within the highly desirable village of Cottingham, this exceptional extended four-bedroom semi-detached residence offers an impressive blend of generous living space, stylish presentation, and beautifully maintained outdoor areas, making it an ideal family home for modern living and entertaining alike.

Finished to an excellent standard throughout, the property immediately impresses with its spacious and versatile layout. Upon entering, you are welcomed into a warm and inviting interior, thoughtfully designed to provide both comfort and practicality. The stunning 21ft lounge creates a wonderful main reception space, flooded with natural light and offering the perfect setting for relaxing with family or hosting guests.

At the heart of the home lies the superb open-plan kitchen diner, providing an abundance of space for cooking, dining, and socialising. Beautifully arranged and ideal for modern family life, this impressive area seamlessly connects to the additional snug, creating further flexibility for a second sitting room, reading area, or playroom. The ground floor also benefits from a generously sized bedroom and a contemporary shower room, making it perfectly suited for guests, multi-generational living, or those requiring ground floor accommodation.

Completing the ground floor is the delightful summer room, a tranquil space overlooking the rear garden and offering year-round enjoyment with views across the beautifully landscaped outdoor setting.

To the first floor, the property continues to impress with three well-proportioned bedrooms, all tastefully decorated and offering comfortable accommodation. These are complemented by a stylish and well-appointed family bathroom.

Externally, the property enjoys excellent kerb appeal with a private driveway to the front providing off-street parking for two vehicles. To the rear, the beautifully manicured garden has been carefully designed to create a peaceful and private retreat.

- Tastefully extended to a fantastic standard.
- 20 Ft Kitchen/Diner with Log burner
- Dual elevation lounge with log burner and patio doors to garden.
- Utility Room
- Ground floor shower room to principal suite.
- Four Bedrooms (Ground floor Principal suite)
- Garden room
- Separate Snug/reading room.
- South facing garden with social zoning and hot tub.
- Ground floor master suite with patio doors to garden.

Entrance Hall

Light and airy entrance space with staircase rising to the first floor and doors to kitchen and lounge.

Lounge

12'5" x 18'9" (3.804 x 5.720)

Large 21ft Lounge with dual aspect double glazing and patio door to garden.

Log burner as a feature.

Kitchen/Diner

19'4" x 12'3" (5.917 x 3.756)

Fully fitted kitchen with base and eye level units.

Log burner as a feature.

Dining area and access to summer room, utility and snug with door through to shower room and master suite.

Garden room

8'11" x 8'8" (2.728 x 2.652)

Extended garden room with double







glazing and patio door access to the rear garden.

Snug

13'10" x 10'3" (4.220 x 3.133)

Double glazed window to front. Radiator

Utility

7'11" x 5'6" (2.432 x 1.692)

A range of base and eye level units, space for automatic washing machine, space for automatic dryer, double glazed window to rear.

Ground floor Bedroom (Master)

14'11" x 10'3" (4.566 x 3.127)

Large master suite with dual velux windows and patio doors to the patio.





Shower room to Master

7'7" x 6'8" (2.331 x 2.043)

Shower room to master bedroom comprising of shower, hand basin and low level cistern.

First floor landing

First floor landing leading to three further bedrooms and family bathroom.

Bedroom two

11'0" x 10'0" (3.376 x 3.059)

Double room with double glazed window to the rear.

Bedroom three

10'11" x 10'0" (3.334 x 3.053)

Double room with double glazed window to the rear.





Bedroom four

8'1" x 8'6" (2.472 x 2.596)

Single bedroom with double glazed window to front elevation.

Outside

Front; Driveway with parking for multiple vehicles and peppered with shrubs and ornamental pots.

Rear; A Wonderful rear garden drenched in sun and consisting of a pergola, patio areas and hot tub.

The main garden is laid to lawn with social retreats and wooded area.







Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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	