



High Street, Cottingham, Market Harborough

**STUART
CHARLES**
ESTATE AGENTS

£317,000

Stuart Charles Estate Agents are delighted to offer FOR SALE this charming and immaculately presented two double bedroom detached residence, occupying a desirable position within one of the area's most sought-after villages. Beautifully maintained throughout, this delightful home seamlessly combines character with modern comforts, offering spacious and versatile accommodation, mature gardens, off-road parking and a converted garage.

This is a rare opportunity to acquire a truly special village home.

The accommodation is entered via a welcoming entrance hall, leading into the impressive open-plan living and dining room, a bright and elegant space that is perfectly suited to both everyday family life and entertaining. The well-appointed kitchen is fitted with a comprehensive range of contemporary eye and base level units, providing ample worktop and storage space, while the adjoining utility/WC adds further practicality. A useful lean-to porch offers additional storage and convenient access to the rear garden.

The first floor hosts two generously proportioned double bedrooms, both beautifully presented and filled with natural light. A stylish family bathroom has been thoughtfully refitted with a contemporary suite, while a separate office/study provides valuable flexibility, making it ideal for home working, a nursery, dressing room or hobby space.

Externally, the property continues to impress with beautifully maintained gardens that provide an attractive and private setting for outdoor

- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- VERY NICELY FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- THIRD BEDROOM/OFFICE/COT ROOM.
- CLOSE TO LOCAL SCHOOLING
- OPEN PLAN LIVING ROOM/DINING ROOM
- WC/UTILITY ROOM
- OFF ROAD PARKING
- CLOSE TO ALL LOCAL AMENITIES
- LOCAL VILLAGE RESTAURANT AND COMMUNITY SHOP/CAFE

Entrance Hall.

Entered via a double glazed door with obscure glazed panel with further double glazed window to the front aspect, stairs rising to the first floor landing with useful under stairs storage cupboard, radiator, central heating thermostat control and doors off to the living room, WC/Utility and access to the kitchen.

Lounge

15'8" x 10'11" (4.78m x 3.33m)

Having a double glazed window to the front aspect, feature fireplace with wood burning

stove (not connected) and access to the dining room.

Dining Room.

8'9" x 7'1" (2.67m x 2.16m)

With double glazed French Doors to the rear garden, space for table and chairs and radiator. This room offers considerable potential to be knocked through to the current kitchen, which would create a spacious kitchen/dining room.







Kitchen

8'0" x 8'9" (2.44m x 2.67m)

A very nicely fitted kitchen with a good range of gloss white wall and base level storage units with work surfaces over, tiled splashbacks, laminate wooden flooring, integrated under counter fridge, four ring stainless steel gas hob with electric oven under and extractor fan over, inset stainless steel circular drainer sink unit with mixer tap over, wall mounted fusebox, radiator and door to the lean to rear porch.

Rear Porch

4'0" x 9'8" (1.22m x 2.95m)

With windows to the rear and both side aspects and door giving access to the rear garden. This room also provides further use as an extended utility area with plumbing for washing machine, vent for a tumble dryer and space for a fridge/freezer.





Utility/WC

5'4" x 5'10" (1.65m x 1.80m)

Having a white low level WC, wall and base level storage units with worksurface over and inset stainless steel circular sink unit, plumbing for washing machine or dishwasher, wall mounted Worcester gas central heating combi boiler, double glazed window to the rear aspect, laminate wooden flooring and radiator.

First floor landing.

With doors off to all first floor rooms, door to a useful built in cupboard and access to the roof space.

Master Bedroom.

13'8" x 10'11" (4.19m x 3.35m)

Having a double glazed window to the front aspect and radiator.





Bedroom two.

13'8" x 8'9" (4.17m x 2.67m)

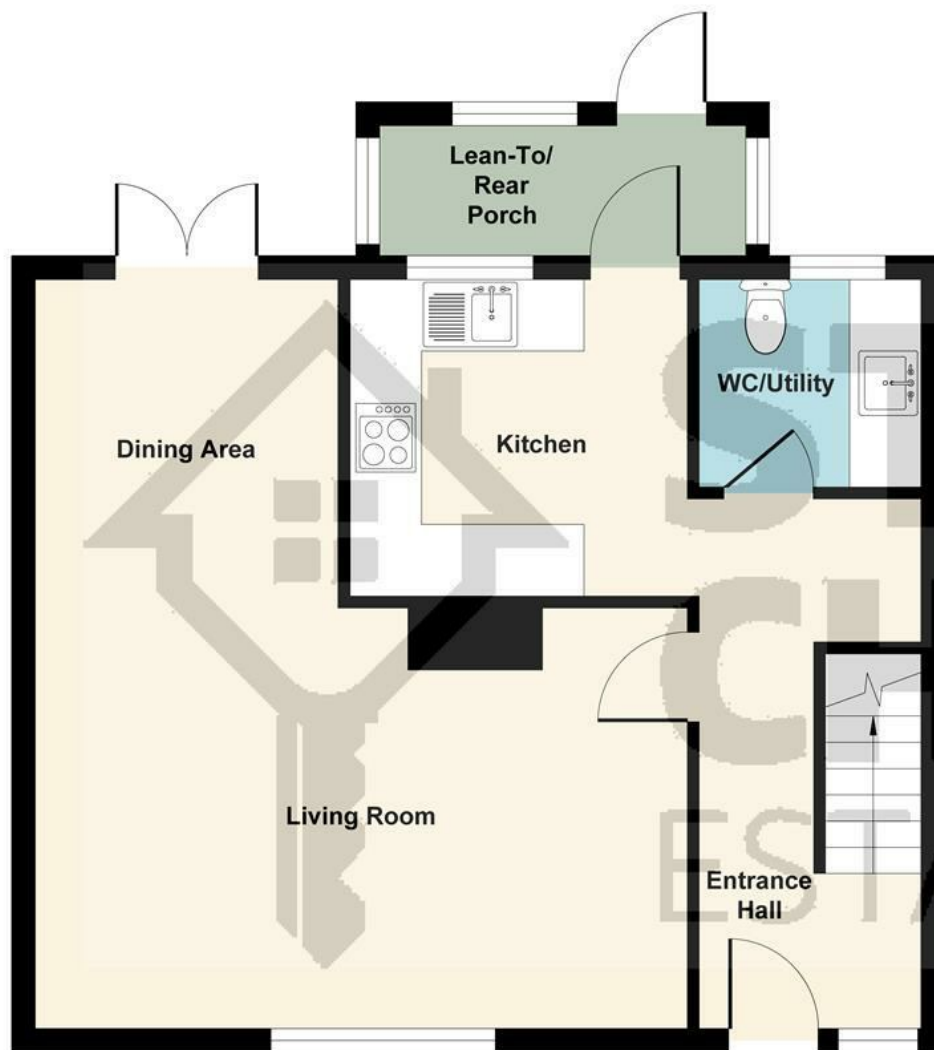
With a double glazed window to the rear aspect and radiator.

Bedroom Three/Office/Cot room.

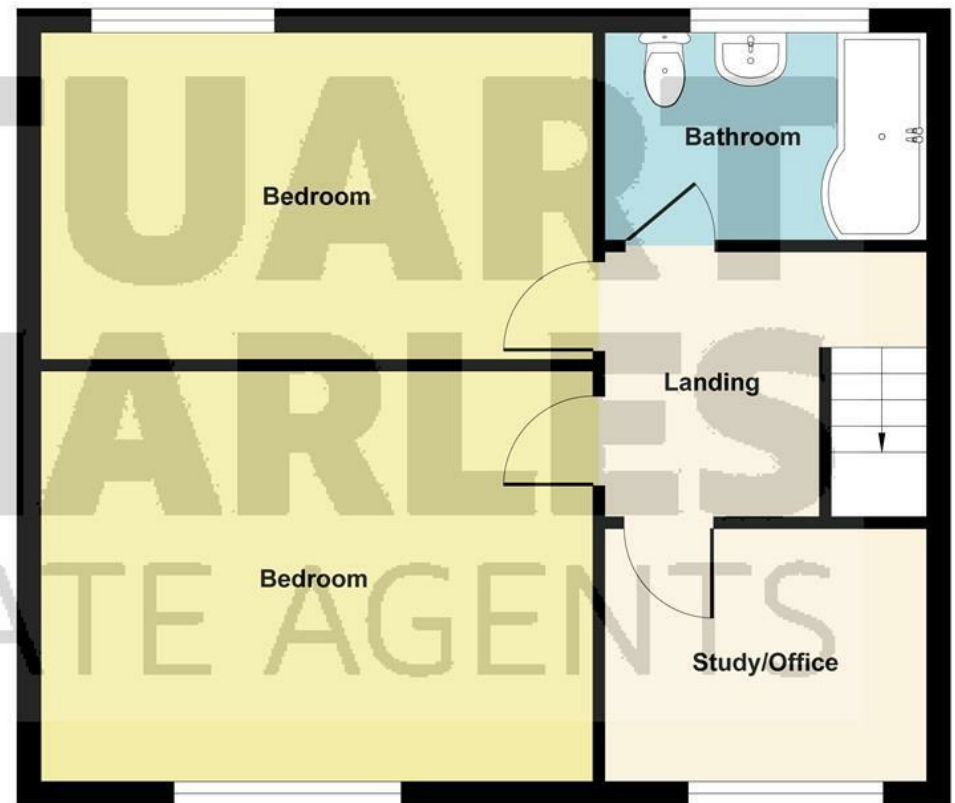
6'0" (max) x 7'10" (1.83m (max) x 2.39m)

Perfect for those buyers seeking an office/study space to work from home, having a double glazed window to the front aspect, radiator and fitted cupboard with shelving.





Ground Floor



First Floor

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

Produced by Elements Property

Family Bathroom

5'4" x 7'10" (1.63m x 2.39m)

A very nicely fitted three piece white suite comprising low level WC, pedestal wash hand basin and P shaped bath with curved shower screen and mixer tap/shower attachment over, tiled walls, radiator, wood effect flooring, double glazed window to the rear aspect and electric shaver point.

Outside.

The front of the property is approached via steps which gives access to a shingle frontage with gate to the rear garden and further steps leading to the front door with canopy over. Whilst to the rear, is a paved patio area with steps up to an elevated lawn with fenced borders and well stocked beds. Steps then give access to the top of the garden where there is a wooden shed and a gate to the rear of the property, which gives access to the converted single garage and parking spaces.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus A		
81-91 B		87
69-80 C	72	
55-68 D		
39-54 E		
21-38 F		
1-10 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC