



STONEPIT DRIVE

Cottingham, Market Harborough, Leicestershire, LE16 8XY | £350,000



HOWE
RESIDENTIAL

"Spacious detached family home in delightful village location close to open countryside"



Stonepit Drive, Cottingham, Market Harborough, LE16 8XY

Country Life! This four bedroom detached family home is situated just a short walk from the open countryside within the idyllic village of Cottingham. The living accommodation includes: entrance porch, spacious living room, dining room, conservatory, kitchen/breakfast room, utility/storage room, cloakroom, landing, main bedroom with en-suite shower room, 3 further bedrooms and family bathroom. Other features include gas radiator central heating and double glazing. Outside there is a block paved frontage providing Off Road Parking Spaces. The rear garden is laid to lawn and fully enclosed. An early viewing as advised.

Ground Floor: The front door opens to the entrance porch which in turn leads into the spacious living room which offers a comfortable space to relax and has a window to the front. An opening leads into the dining room with stairs rising to the first floor and doors to the kitchen/breakfast room and patio doors to the attractive conservatory which overlooks the rear garden. The kitchen/breakfast room is fitted with a range of modern units and has windows to the rear and a door to the side. A further door leads into part of the former garage which has been converted into a storage/utility area with further doors to a further storage area and the cloakroom/WC.

First Floor: The landing has a built-in cupboard and doors lead off to the first floor rooms. The main bedroom is double in size with a window to the front and a door to the en-suite shower room which has a window to the side. Bedrooms 2 and 3 are both double in size with windows to rear and front respectively. bedroom 4 is a good size single room with a window to the front. The family bathroom is fitted with a coloured 3 piece suite and has a window to the rear.

Outside: The frontage is block paved to provide Off Road Parking Spaces. Gated pedestrian access leads to the rear garden which is fully enclosed and laid to lawn with a paved patio and low maintenance slate areas.



4 bedrooms 2 bathrooms
3 receptions

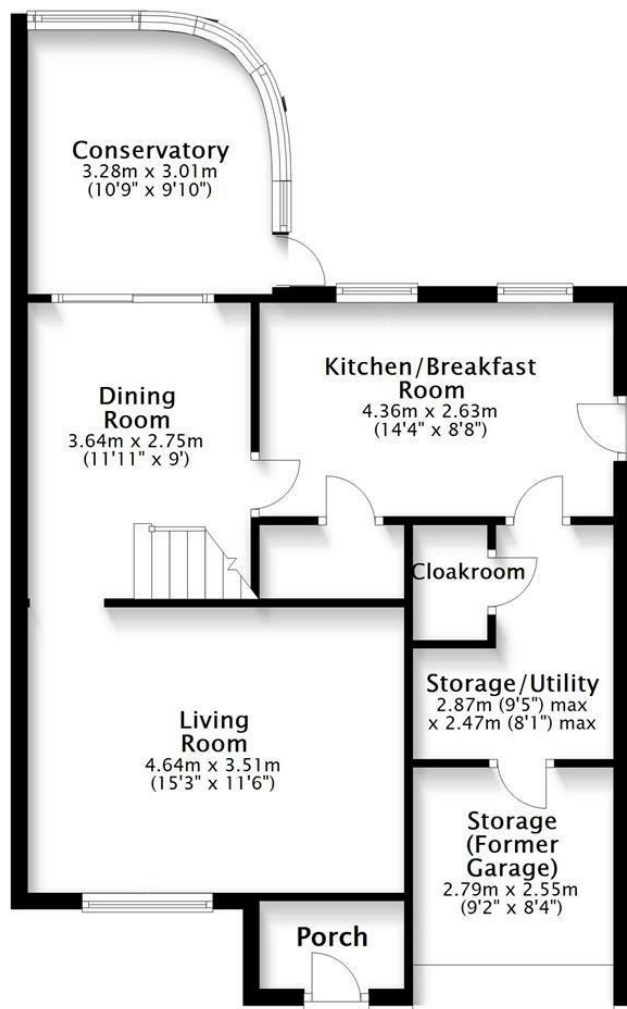
Council Tax Authority: North Northants

Tenure: Freehold

Energy Efficiency Rating: 71

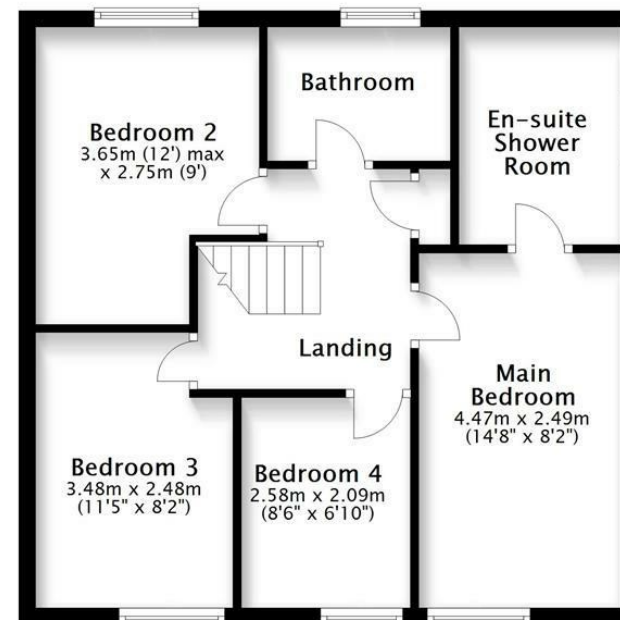
Ground Floor

Approx. 66.0 sq. metres (710.0 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.7 sq. feet)



Total area: approx. 117.6 sq. metres (1265.7 sq. feet)