STONEPIT DRIVE

COTTINGHAM, MARKET HARBOROUGH

JAMES SELLICKS

Sales • Lettings • Surveys • Mortgages

Stonepit Drive,
Cottingham, Market Harborough,
Leicestershire

A versatile, spacious and fully refurbished home, perfect for lovers of the Welland Valley. The master bedroom suite with walk-in dressing room and ensuite bathroom enjoys its own private sanctuary in the converted loft, while family and friends can relax in front of the log-burning stove in the 26 ft open plan kitchen, living, dining room. Come and take a closer a look.

Fully refurbished and extended detached home | Three double bedrooms | Approx. 1,400 sq ft of flexible living space | 26ft x 16ft open plan kitchen, living, dining room | Refitted family bathroom and ensuite bathroom | Conservatory with south / westerly aspect | Landscaped garden to rear with valley views | Gravelled drive with off-road parking | Sought after Welland Valley village | Access to mainline rail in Harborough, Corby, Kettering |

ACCOMMODATION
Prepare to be pleasantly surprised as you step through the porch and into the inviting hallway. Lovingly refurbished and reconfigured from it's original footprint, this home now offers over 1,400 sq feet of flexible living space, ready for you to move into.

Two ground floor double bedrooms flank the hallway, which leads to a simply show-stopping 26ft x 16ft open plan kitchen, living/dining room. A cast-iron multi-fuel burning stove radiates warmth and comfort from the corner of the living area (available via a separate negotiation). Tucked in the corner of the sitting room is access to a built in/walk in storage cupboard under the stairs.

The kitchen is well equipped with plenty of storage and work surface space, the ceramic Belfast sink enjoys views over the landscaped garden. There is plumbing and space for a washing machine and dishwasher and space to accommodate an American fridge/freezer. The exposed brick breakfast bar adds further character while complementing the dining area with a spot for casual dining. Double doors lead out to a conservatory which takes full advantage of its south westerly elevation to the side with views out towards the Welland Valley.

The bathroom provides a contemporary suite comprising p-shaped bath with shower over, wash hand basin and WC, with space for storing linen and laundry basket to the corner.

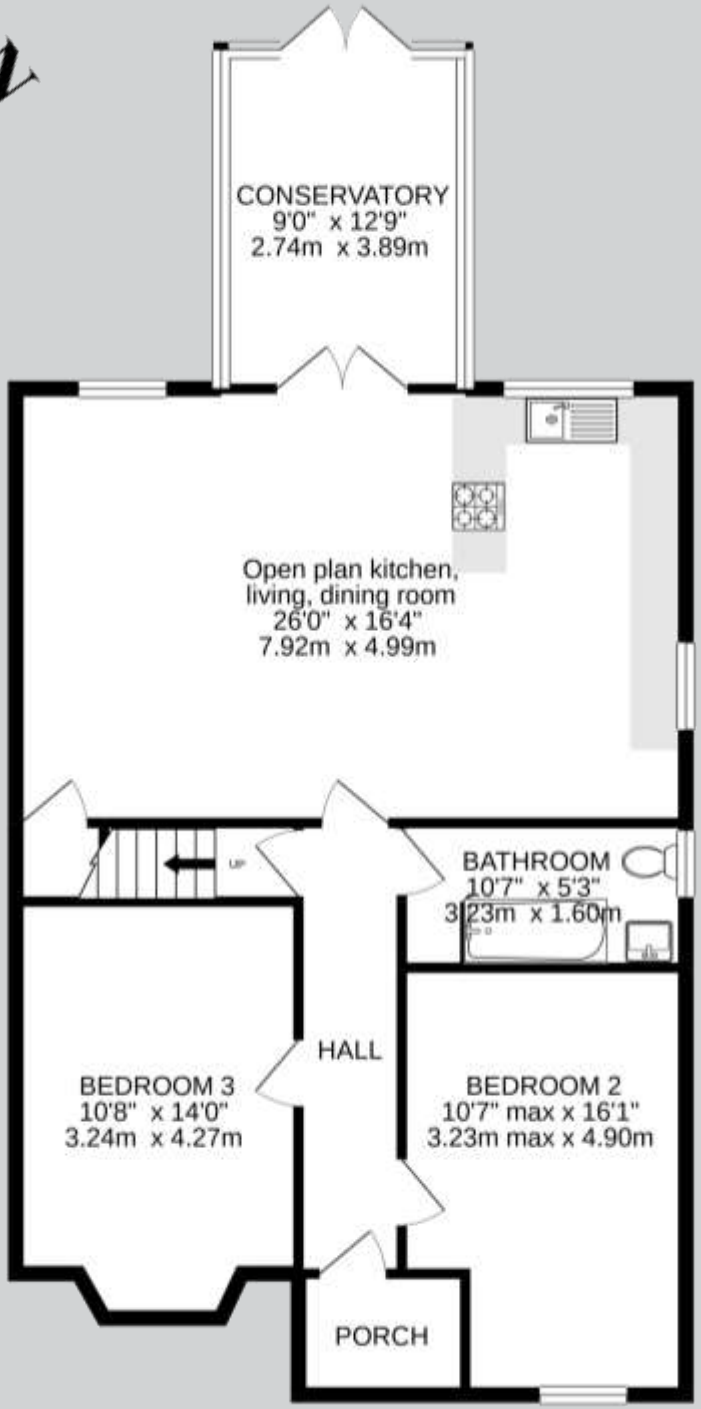
The master bedroom, upstairs in the converted loft, is accessed via a private staircase creating a private sanctuary to retreat. Off the bedroom is an ensuite bathroom with corner spa bath with handheld shower over, wash hand basin in vanity units with storage and a WC.

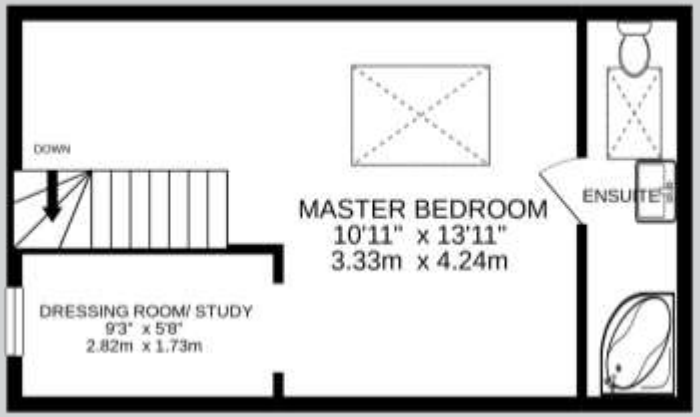
OUTSIDE
A gravelled driveway provides off-road parking for two vehicles and is bordered by a lawn and bedding areas.

The rear garden has been lovingly landscaped and owing to the elevated position enjoys panoramic views, above the fencing, across the Welland Valley. There is an allotment area at the top of the garden with five beds for planting. A private dining terrace flanks the conservatory and makes use of the southerly aspect. While a further seating terrace enjoys the afternoon sun, next to the well-stocked pond. There is ample storage for gardening utensils to the side with two timber framed sheds, potting shed and a further side terrace.

LOCATION
Cottingham is a popular Welland Valley village on the border of Leicestershire and Northamptonshire, providing a strong local community with excellent amenities including two public houses with restaurants, a village store & coffee house, a well-supported parish church and a village hall shared with the neighbouring village of Middleton. A pre-school can be found in Middleton and a primary school in Cottingham. The village is equidistant to the lovely market towns of Uppingham and Market Harborough, both providing a range of boutique shops, cafes, bars and restaurants, with various farmers markets. Recreational facilities in the area are excellent. Mainline rail to London St Pancras in approx. 1 hr is available from Market Harborough and Corby.

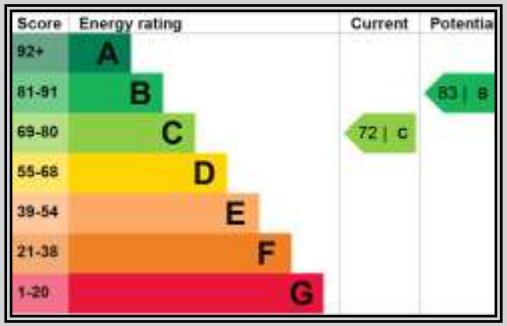
DIRECTIONAL NOTE
Proceed out of Market Harborough on the St. Marys Road eventually becoming Rockingham Road, taking the third exit at the roundabout as signposted to Corby. Continue along this road; where at East Carlton take the second left hand turn onto the B670, bearing left into the village of Middleton, and continuing into Cottingham. Take a right hand turn into High Street. After the Spread Eagle public house (right hand side), take second right into Corby Road. Turn left into Millfield Avenue, then left at the T-junction into Stonepit Drive where the property can be found on the right-hand side.





Ground floor approx. = 96.0 Sq. M / 1034 Sq. Ft
First floor approx. = 34.5 Sq. M / 372 Sq. Ft
Total approx. floor area = 130.6 Sq. M / 1405 Sq. Ft

Measurements are approximate. Not to scale.
For illustrative purposes only and should only be used as such.
No responsibility is taken for any error, omissions or mis-statements.



JAMES SELLICKS

www.jamessellicks.com

Market Harborough Office
13 Church Street
Market Harborough LE16 7AA
mh@jamessellicks.com
01858 410008

Oakham Office
01572 724437

Leicester Office
0116 285 4554

London Office
0207 839 0888

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.GOV.UK

Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each ofthem.
3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.