



BLUEBELL COTTAGE, HUNTING LODGE MEWS, LEICESTERSHIRE



KING WEST



Bluebell Cottage, Hunting Lodge Mews, High Street, Cottingham, Leicestershire, LE16 8XN

Market Harborough 8 miles, Uppingham 7 miles
Stamford 17 miles, Oundle 14 miles
(All distances approximate)

An immaculately presented cottage situated in the village of Cottingham, two bedrooms with off road parking and private gated access

- Entrance Hall
- Lounge/Diner
- Breakfast/Kitchen
- Ground Floor WC
- Two Double Bedrooms
- Two En Suites
- Spacious Rear Garden
- Off Road Parking
- Private Gated Access



KING WEST

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The Situation

The village of Cottingham, near Market Harborough, Leicestershire, is surrounded by beautiful countryside. The area is steeped in history with many stately homes nearby, including Rockingham Castle which dates to the 11th Century.

Locally, Cottingham has a village store, highly regarded public house, the town of Market Harborough nearby offers a good array of shopping, a theatre and leisure facilities, together with a growing commercial centre. With mainline train stations at Corby, Market Harborough and Kettering offering services to London St Pancras International with a journey time of approximately one hour.

The M1 and the M69 both connect to the M6 giving access to Birmingham, Coventry and Nottingham. International air travel is available at East Midlands Airport, Birmingham, Stansted and Luton.

The area is very well served with local schooling in both the state and private sectors. Particularly noteworthy are those schools at Oakham, Uppingham, Oundle, Leicester Grammar, Rugby and Stamford and preparatory at Stoneygate in Great Glen, Maidwell and Spratton.



The area is well known for its sporting and recreational activities, with public footpaths and bridleways across open countryside. Golf is at Great Glen, Leicester, Manton and Market Harborough. Water sports including sailing and fishing on Rutland Water near Oakham and fishing on Eyebrook Reservoir near Uppingham.

The Property

Bluebell Cottage situated in the Welland Valley village of Cottingham, with a vibrant community, access to the beautiful surrounding countryside church, village hall and, shop and local pub The Royal George. Located in the Hunting Lodge Mews development, which offers a high level of privacy with the added benefit of gated access. This characterful cottage is presented in very good order having been well maintained and offering spacious accommodation throughout.

Approached through the main entrance door, you enter the hallway with cloakroom, stairs rising to first floor landing and door leading to the lounge/diner which benefits from a feature fireplace, space for a dining table and double opening doors to the garden patio. The breakfast/kitchen has contemporary floor and wall mounted units and ample work surfaces, integrated appliances include a fridge freezer, ‘Smeg’ dishwasher and ‘Belling’ range oven.

To the first floor there are two double bedrooms, both benefiting from built in wardrobes and modern en-suites.

Outside

To the rear is a delightful, tiered patio and garden ideal for entertaining and relaxing during the summer months, there is also access to the front and side of the cottage from the garden patio. There is also a carport providing sheltered parking for two vehicles.

Viewing

The property may only be inspected by prior arrangement through King West. Tel: 01858 435970.

Council Tax Band

Band C

Services

None of the services have been tested by the Agents.

Local Authority

North Northamptonshire Council

EPC Rating

D



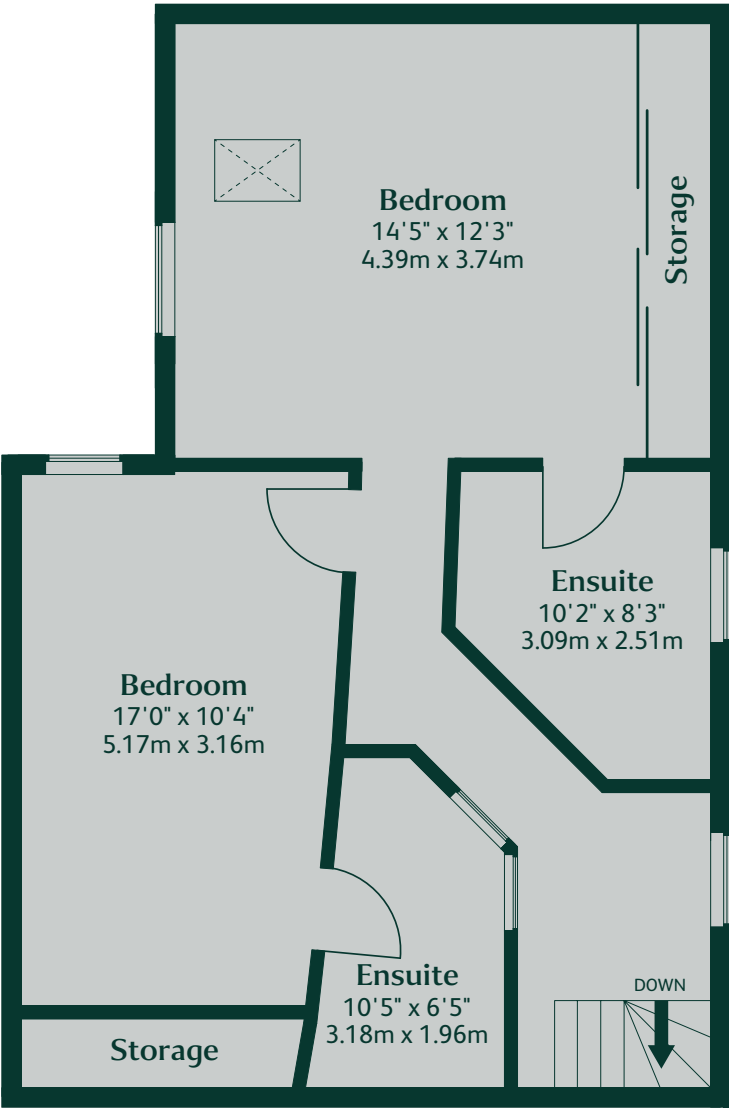


Floorplans

Total Floor Area: 1267 sq.ft (117.7 sq.m.) approx.



Ground Floor
644 sq.ft. (59.9 sq.m.) approx.



First Floor
623 sq.ft. (57.9 sq.m.) approx.

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