

# ROCKINGHAM ROAD

COTTINGHAM, MARKET HARBOROUGH



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## 8 Rockingham Road

Cottingham  
Market Harborough  
Leicestershire  
LE16 8XS

A charming, two-bedroom, character property that has been fully renovated and modernised throughout with stunning views over the Welland valley.

Kitchen diner | Lounge | Snug | Study | Utility room | Two double bedrooms | Family bathroom | Private rear garden | On-street parking | EPC - TBC

### ACCOMMODATION

The property's accommodation in brief comprises a sitting room with wooden floor, feature fireplace and a sash window with views out over the Welland valley.

Off the sitting room is a study of which is currently being used as a music room, also with a sash window to the front.

The accommodation continues with the snug where the stairs rise to the first floor. There is a very useful understairs storage cupboard and two steps up into the kitchen.

The kitchen has a comprehensive range of floor standing cupboards and drawers under solid wooden worktops. There is an integrated SMEG gas hob and AEG oven below, a deep Belfast sink with mixer tap over, space for a tall fridge freezer and an integrated slim line dishwasher. The kitchen then gives way to the breakfast/dining area that has a window and door out to the patio and garden beyond.

Just off the kitchen is a large and useful utility space providing ample storage for coats and shoes and also space and plumbing for a washing machine and tumble dryer. There is also a door from the utility room out to the side of the property.

To the first floor there are two bedrooms and a bathroom.

The principal bedroom sits to the front of the property and has a large modern sash window providing superb views over the Welland valley and over towards Brighthurst and beyond.

The second bedroom sits to the rear of the property and would also accommodate a double bed, this room has a sash window looking out to the rear garden and a useful storage cupboard over the stairs.

The family bathroom is a generous size and has a free-standing roll top bath, a large shower cubicle, a pedestal wash hand basin and low flush WC.

The landing gives access to a large walk-in cupboard and also to a loft space that has a ladder.

### OUTSIDE

To the outside, the property is accessed via steps to the front garden and front door. The front garden is hard landscaped and laid to gravel with shrub borders. The rear garden is accessed from the patio just off the rear of the kitchen. There are a number of steps that lead you to an elevated garden that has hard landscaped areas, productive vegetable beds, a lawned area, space for a shed and a green house and also a patio area that enjoys the sun for the majority of the day.

### LOCATION

Cottingham is a very well-regarded village lying on the Leicestershire/Northamptonshire borders, a village which with its near neighbour Middleton provides public house, village hall and primary school. It is attractively situated on the edge of the Welland Valley, approximately eight miles from Market Harborough. The nearby towns of Uppingham, Kettering and Corby all offer a wider range of amenities including specialist shopping, schooling and leisure facilities with both Market Harborough and Kettering offering a mainline rail link to London St Pancras in little over an hour.



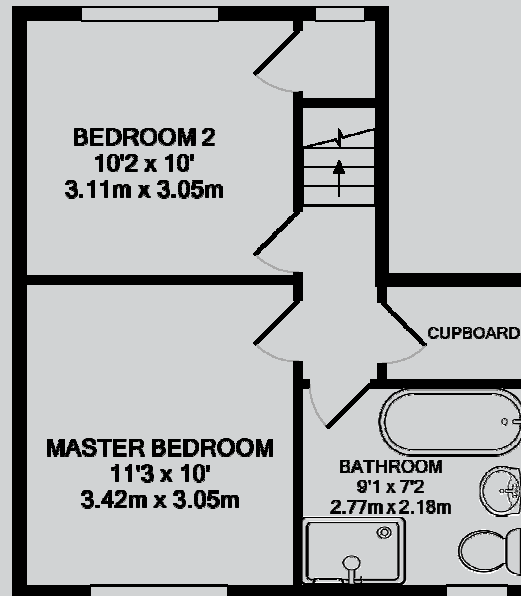
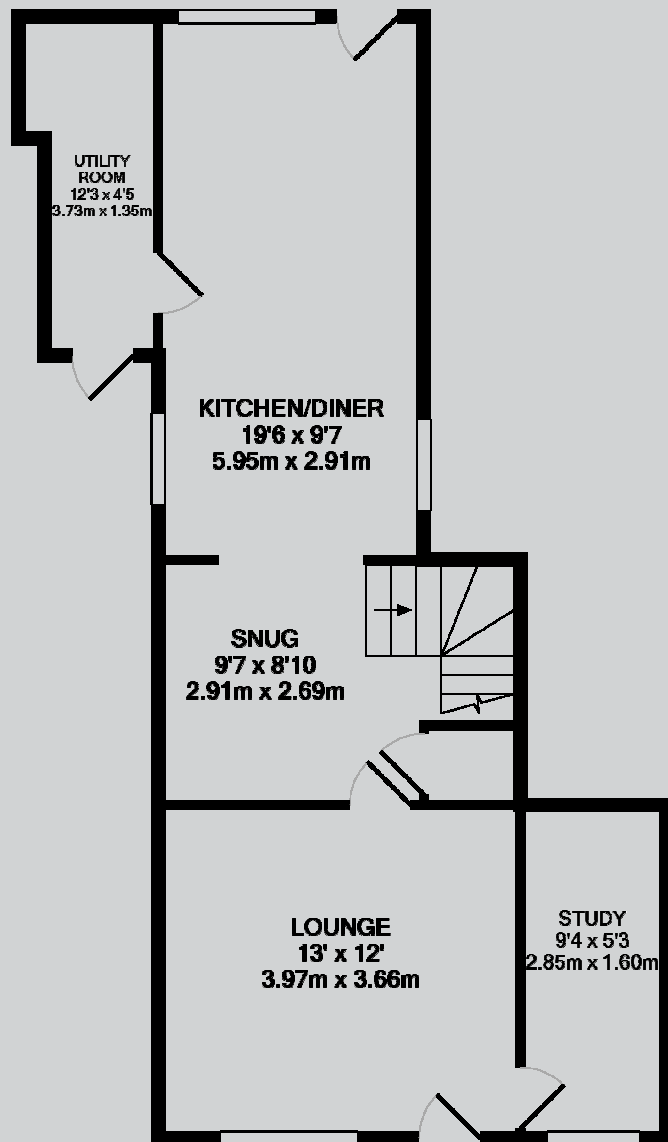




**8 Rockingham Road, Cottingham, Market Harborough, Leicestershire LE16 8XS**

House Total Approx Gross Internal Floor Area = **904 SQF / 84 SQM**

Measurements are approximate, not to scale, illustrative purposes only.



**DIRECTIONAL NOTE**

From Oakham head out on the Uppingham Road A6003. Continue through Uppingham and Caldecott. On entering Rockingham take the first right turn onto Cottingham Road B607. Continue on this road into Cottingham and you will find number eight on your left-hand side.

**SERVICES & COUNCIL TAX**

The property is offered to the market with all mains services & gas-fired central heating. Council Tax Band C.



**JAMES SELICKS**

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**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.

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