



**HENDERSON
CONNELLAN**
ESTATE AGENTS

10 Mill Road, Cottingham, Market Harborough, LE16 8XP

£875,000

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"Six Acres & Counting"

A rare opportunity to acquire a spacious detached bungalow set within approximately six acres of garden land on the edge of Cottingham Village, offering an exceptional combination of generous living accommodation, extensive grounds and exciting further potential.

The bungalow provides approximately 1,700 sq ft of living accommodation, complemented by a double garage, and offers plenty of space for a buyer looking to create a substantial country home. The property is further enhanced by its extensive grounds, which provide an abundance of options for those seeking a more rural lifestyle.

A large agricultural barn sits within the grounds and, subject to the necessary planning consents, may offer potential for conversion or development to create an additional building plot. The land itself could also lend itself to a variety of uses, with the current owners highlighting its suitability for keeping horses or other livestock, or potentially for use as a plant nursery, subject to the relevant permissions.

With front road access to the six acres, the property offers an exceptional degree of accessibility and flexibility, while its position on the edge of Cottingham Village provides the ideal balance between rural space and village convenience.

Whether you're looking for a spacious bungalow with substantial land, a property suitable for equestrian or agricultural use, or an opportunity with further potential, this is a truly unusual proposition that deserves closer inspection.

Description:

The detached bungalow measure approx 1700 square foot which excludes the double garage, the property is offered for sale with a smart, well presented interior and offers impressive scope to be developed further and styled to the buyers personal requirements.

The accommodation comprises entrance porch leading to the airy reception hall which includes a storage cupboard and utility cupboard where the gas central heating boiler is mounted.

Offering versatile and flexible living arrangements there is a generous sized living room which offers views over the garden to the rear and side elevation.

Providing an impressive amount of space for food preparation, dining and entertaining, the kitchen/dining room is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap. There is a floor stand cooker with double oven and extractor hood. A ceramic tiled floor extends through to the utility room which is also fitted with units providing excellent storage. There is an additional Lounge/bedroom three, another generous sized room with patio doors leading to the conservatory which features a ceiling fan French doors to the garden and a ceramic tiled floor.

There are two double sized bedrooms bedroom with the main bedroom benefitting from fitted wardrobes and a shower room en-suite. The property benefits from a gas fired central heating system with a modern boiler and uPVC double glazed windows.





- Reception Hall - 6.55m x 1.83m (21'6" x 6'0") max
- Bathroom - 2.46m x 1.75m (8'1" x 5'9")
- Living Room - 6.02m x 5.64m (19'9" x 18'6")
- Kitchen/Dining Room - 6.68m x 4.83m (21'11" x 15'10")
- Lounge/Bedroom 3 - 6.35m x 4.34m (20'10" x 14'3")
- Conservatory - 5.31m x 3.58m (17'5" x 11'9")
- Utility Room - 3.28m x 3.05m (10'9" x 10'0")
- Bedroom 1 - 4.32m x 3.66m (14'2" x 12'0")
- En-Suite Shower Room - 2.97m x 1.7m (9'9" x 5'7")
- Bedroom 2 - 3.66m x 3.2m (12'0" x 10'6")



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