

Lawson Court  
Cottingham  
Market Harborough  
LE16 8XR

£355,000



OSCAR JAMES

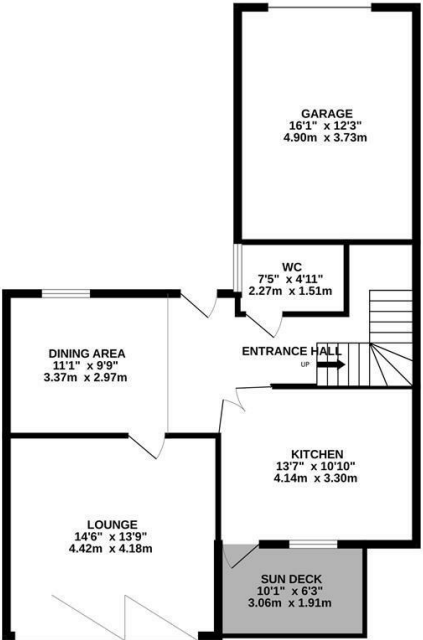
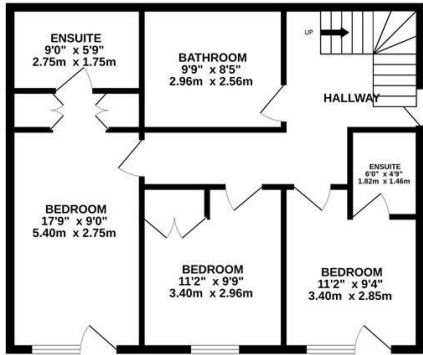
...expect excellence



# FLOOR PLANS

**BASEMENT**  
659 sq.ft. (61.2 sq.m.) approx.

**GROUND FLOOR**  
814 sq.ft. (75.6 sq.m.) approx.



**TOTAL FLOOR AREA: 1472 sq.ft. (136.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Beautiful lounge



Modern fully fitted kitchen



Three double bedrooms



Family bathroom and two en-suite bathrooms



Tiered gardens.



Single garage and parking for two cars.





# WHAT'S GREAT?

ABSOLUTELY AMAZING PANORAMIC VIEWS!!!!

Oscar James are delighted to offer to the market this impressive three double bedroom family home, situated in the peaceful village of Cottingham.

Enjoying PANORAMIC picturesque countryside views to the rear and just a short walk from the highly regarded Cottingham CofE Primary School, this rarely available home offers spacious and versatile accommodation arranged over two floors. Early viewing is strongly recommended to avoid disappointment.

The ground floor comprises a generous entrance hall leading to three well-proportioned double bedrooms. Both the principal and second bedrooms benefit from en-suite facilities and French doors opening directly onto the rear garden, creating a wonderful connection to the outdoors. A modern three-piece family bathroom completes the ground floor accommodation.

To the first floor, you will find a superb open-plan dining area, ideal for entertaining, alongside a guest WC and a contemporary kitchen fitted with integrated appliances. The spacious lounge is a standout feature, boasting bi-folding doors that open out to further enhance the light-filled living space.

Externally, the property continues to impress. To the front, a driveway provides off-road parking for multiple vehicles and leads to the garage. To the rear, a patio seating area enjoys delightful countryside views and extends to a full-width terrace, which in turn leads down to a lower garden area. The garden is enclosed by timber fencing and offers excellent potential for further landscaping, turfing, or development to suit individual needs.

A fantastic opportunity to acquire a substantial family home in a sought-after village location.

Call now to arrange your viewing.

...expect excellence





## SELLER'S SECRET

A wonderful family home that we have deeply loved, family commitments mean we are looking for our new family home now.



*Why we like it....*

Absolutely amazing views that transfix when you look out from most points in the house.  
A quite unique design!!!

# OSCAR JAMES

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To buy or not to buy....

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