

Property Particulars

Harvester Drive, Cottam.



- **Detached Family Home**
- **Spacious Family Lounge & Dining & Contemporary Kitchen**
- **Integral Garage & Driveway Parking**
- **Great Motorway Connectivity**
- **Four Bedrooms**
- **En Suite, Family Bathroom, & Cloaks WC**
- **Sought After Location**
- **Local Schools & Services**

£250,000

A detached family home in the most sought after location of Cottam. With four good size bedrooms, spacious accommodation throughout, offering a modern kitchen, family lounge with dining space, downstairs cloaks WC, en suite, to the master, as well as a family bathroom. Lovely enclosed rear garden, ample driveway parking and an integral garage. Being close to local school, great motorway and toad connectivity. Viewing is Essential.

Please call us on 01772 750777

Entrance Hall - 3' 6" x 16' 6" (1.07m x 5.03m)

Double glazed window, ceiling light point, radiator and laminate flooring.

W.C. - 3' 6" x 4' 8" (1.07m x 1.42m)

Double glazed window, ceiling light point, wash hand basin, low level W.C. radiator and laminate flooring

Kitchen - 7' 0" x 12' 4" (2.13m x 3.76m)

Wall and base units, four ring gas hob, electric oven, space for washing machine, sink with drainer, double glazed window, ceiling light point, extractor fan, radiator and laminate flooring



Lounge - 19' 5" x 11' 2" (5.91m x 3.40m)

Double glazed patio doors, double glazed window, ceiling light points, ceiling coving, radiator and laminate flooring.



Landing -

Ceiling light point, loft access and carpet flooring

Bedroom 1 - 10' 10" x 11' 2" (3.30m x 3.40m)

Double glazed window, ceiling light point, radiator and carpet flooring.



En-suite - 7' 3" x 3' 3" (2.21m x 0.99m)

Wash hand basin, low level W.C., shower cubicle with overhead shower, partly tiled walls, vinyl flooring, double glazed window, ceiling light point and radiator.

Bedroom 2 - 12' 3" x 10' 8" (3.73m x 3.25m)

Double glazed window, ceiling light point, radiator and carpet flooring.



Bedroom Three - 9' 7" x 9' 2" (2.92m x 2.79m)

Double glazed window, ceiling point, radiator and carpet flooring

Bedroom 4 - 8' 4" x 11' 2" (2.54m x 3.40m)

Double glazed window, ceiling light point, radiator and carpet flooring.

Bathroom - 6' 3" x 5' 11" (1.90m x 1.80m)

Wash hand basin, low level W.C., paneled bath with over head shower, partially tiled walls, vinyl flooring, double glazed window, ceiling light point.

Garage - 8' 4" x 18' 1" (2.54m x 5.51m)

Integral garage with up and over door power and lighting.

Outside

To the front of the property is a driveway offering off road parking for several cars leading to the garage.

Rear garden, mainly laid to lawn with a decking area.



Leasehold -

Term - 999 years from new. Charge - £300 annually

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am till 5.30pm Saturday 9.00am till 4.00pm