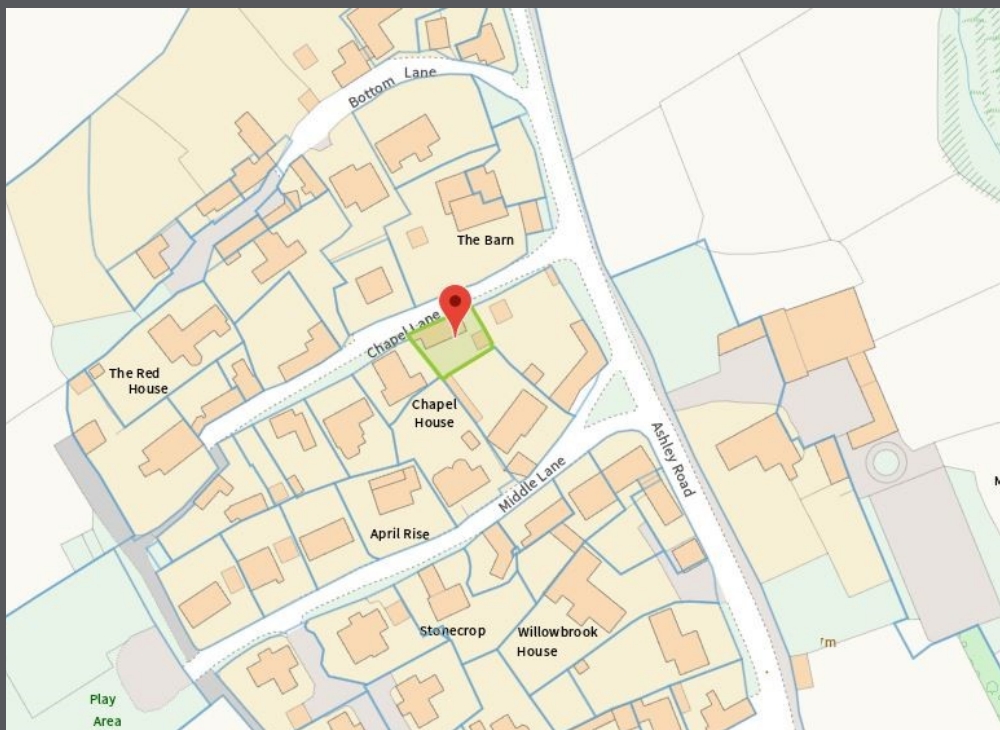




**McCALLUM
MARSH**
PROPERTY CONSULTANTS

Triad Cottage
1 Chapel Lane
Stoke Albany
LE16 8PW





SITUATION

Triad Cottage is situated in Stoke Albany, a thriving Welland Valley village just five miles from the medieval town of Market Harborough & eleven miles from the pretty market town of Uppingham. There is a good sense of community within the village which benefits from a church, village hall, public house and children's play park.

There is a wide selection of state and independent schooling in the area including local village primary schools at Bringhurst, Wilbarston and Hallaton, with the well-regarded UCC (Uppingham Community College) for secondary education. Additional secondary schooling is available locally at Market Harborough, whilst notable private secondary schooling options are available at Leicester Grammar School, Uppingham, Oakham, Stamford and Oundle Schools.

TRANSPORT LINKS

Market Harborough train station, 5 miles, offers access to London St Pancras from 55 minutes, and Corby train station is only 6 miles, making the area an excellent location for those wishing to travel regularly to London for leisure or work purposes. Leicester and Peterborough are easily accessible via the A47, and the A1, M1 and the M6 provide access to London and Birmingham.

THE PROPERTY

Ground Floor

Surrounded by roses, steps lead to the front door of the cottage and open into a good sized ENTRANCE HALL with hardwood flooring, that gives way to the charming SITTING ROOM that is flooded with natural light with windows and doors to three aspects, giving wonderful views of the surrounding countryside and access to the garden. A wood burning stove sits upon a slate hearth with stone detailing above. The SNUG/STUDY with tiled floor also has glazed doors to the gardens, whilst the farmhouse style DINING KITCHEN has a range of Shaker style painted units set under work surfaces, with a 1.5 bowl ceramic sink and drainer, double oven, 4 ring gas hob set under an arch with brick detailing, space and plumbing for washing machine, dishwasher and fridge freezer. The ground floor is completed with a GUEST CLOAKROOM with w.c, a BOOT ROOM & adjacent BOILER/STORAGE ROOM.

First Floor

To the first floor the open landing gives way to three DOUBLE BEDROOMS, all with lovely views of the gardens, quiet lane or countryside beyond. The recently refitted BATHROOM has a bath and separate large shower, whilst the Master bedroom has a ENSUITE SHOWER ROOM and two windows providing natural light and stunning views over open countryside.



OUTSIDE

The gardens are particularly charming, being completely private, south facing, and very well stocked. Surrounded by enclosing stone walling, attractive paved, cobbled and lawned areas are edged by well planted stone beds full of a mixture of typically English cottage plants, whilst roses and honeysuckle ramble up the stone walls and the front of the property - idyllic!

To the side of the property is a block paved driveway with parking for two cars & giving access to a detached garage with workshop/storage space.

LOCAL AUTHORITY

Kettering Borough Council 0300 126 3000

COUNCIL TAX

Band E

EPC

Rating E

VIEWINGS

Viewing by prior appointment with McCALLUM MARSH - call Market Harborough on **01858 463747** or **07967 599038**.



1 Chapel Lane, Stoke Albany
Approximate Gross Internal Area = 128 sq.m/1378 sq.ft

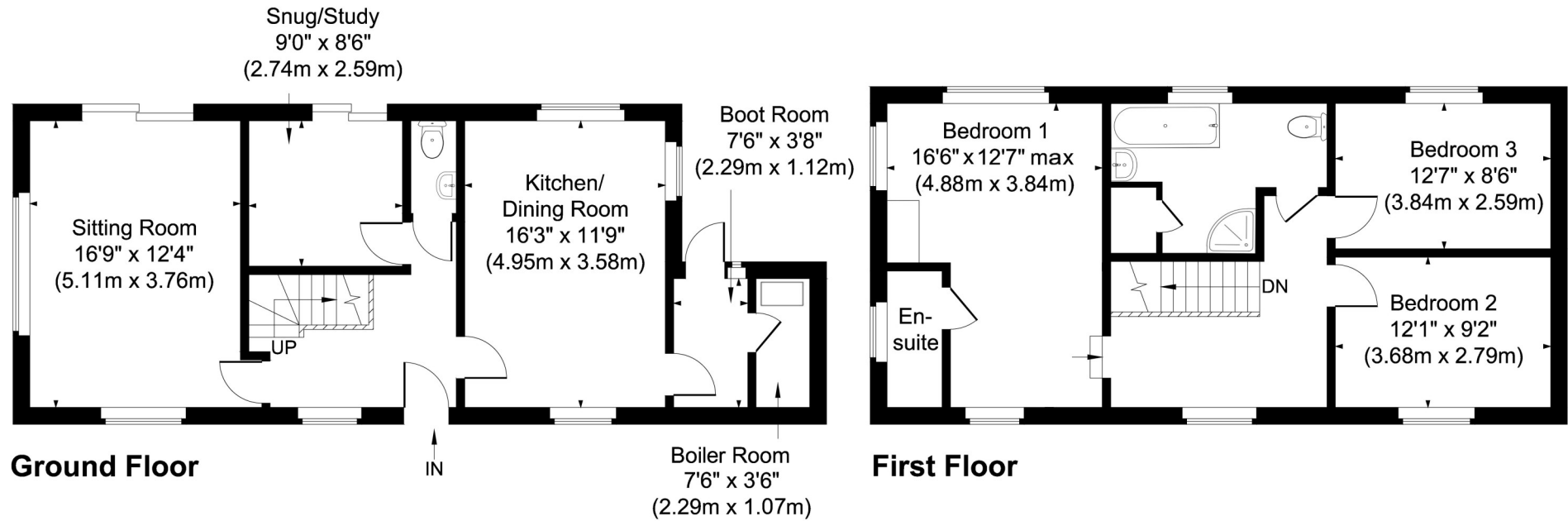


Illustration for identification purposes only, measurements are approximate, not to scale.
JonHolmesPhotography © 2021



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	54 E	
21-38	F		
1-20	G		

The Manor Main Street
Tur Langton
Market Harborough
LE8 0PJ

01858 463747

harborough@mccallum-marsh.co.uk

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IMPORTANT NOTICES

Whilst every care has been taken in the preparation of these particulars, all parties should note: i The description and photographs are for guidance only and are not a complete representation of the property. ii Plans are not to scale; are for guidance only and do not form part of the contract. iii Services and any appliances referred to have not been tested and cannot be verified as being in working order. iv No survey of any part of the property has been carried out by the Vendor or McCallum Marsh. v Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres; an approximate Imperial equivalent is also given. vi Only those items referred to in the text of these particulars are included. vii Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

