



2 Berryfield Road, Cottingham, Market Harborough, LE16 8XD





# £285,000

\*\*\* RARELY AVAILABLE \*\*\* Stuart Charles are delighted to offer FOR SALE with NO CHAIN this three bedroom semi detached family home located in the peaceful village of Cottingham. Located a short walk to the in demand Cottingham primary school and the village shop an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge, dining room, modern kitchen and a study. To the first floor are three bedrooms, a two piece bathroom and separate W.C. Outside to the front is a large laid lawn set on a corner plot with potential for an extension/driveway subject to permissions. To the rear a large patio area leads onto a larger than average laid lawn and is enclosed by timber fencing and privet hedge to all sides. Call now to view!!.

- NO CHAIN
- LOUNGE AND SEPERATE DINING AREA
- STUDY
- MODERN TWO PIECE BATHROOM WITH SEPERATE W.C
- LARGE GARDENS TO FRONT AND REAR OFFER POTENTIAL TO EXTEND
- MODERN DECOR
- MODERN REFITTED KITCHEN
- THREE GOOD SIZED ROOMS
- WALKING DISTANCE TO PRIMARY SCHOOL, ROYAL GEORGE AND LOCAL VILLAGE SHOP
- POTENTIAL TO CREATE A DRIVEWAY SUBJECT TO PERMISSIONS

## Entrance Hall

Entered via a double glazed door, radiator, double glazed window to side elevation, stairs rising to first floor landing, door to:

## Lounge

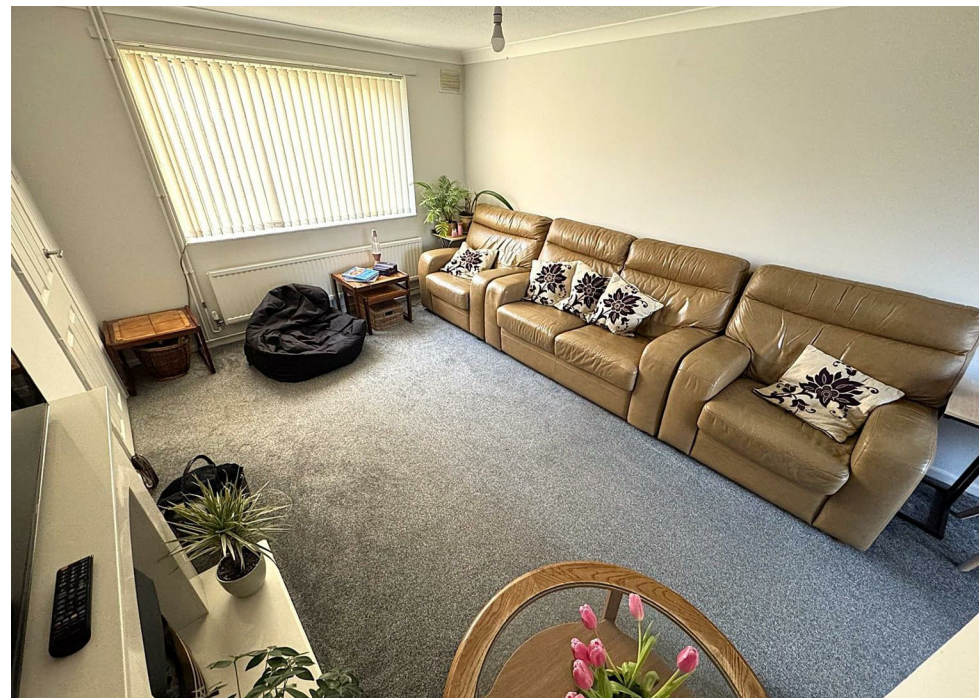
11'11 x 11'6 (3.63m x 3.51m)  
Double glazed window to front elevation, radiator, tv point, telephone point, gas fire, archway to:

## Dining Room

10'0 x 8'4 (3.05m x 2.54m)  
Double glazed doors to rear elevation, door to:

## Kitchen

11'0 x 8'4 (3.35m x 2.54m)  
Re-Fitted to comprise a range of base and eye level units with single steel sink and drainer, gas hob with extractor, electric oven, space for free standing fridge/freezer, space for













automatic washing machine, space for dishwasher, double glazed window to rear elevation, door to:

### Rear Hall

Double glazed door to side elevation, door to:

### Study

8'7 x 6'0 (2.62m x 1.83m)

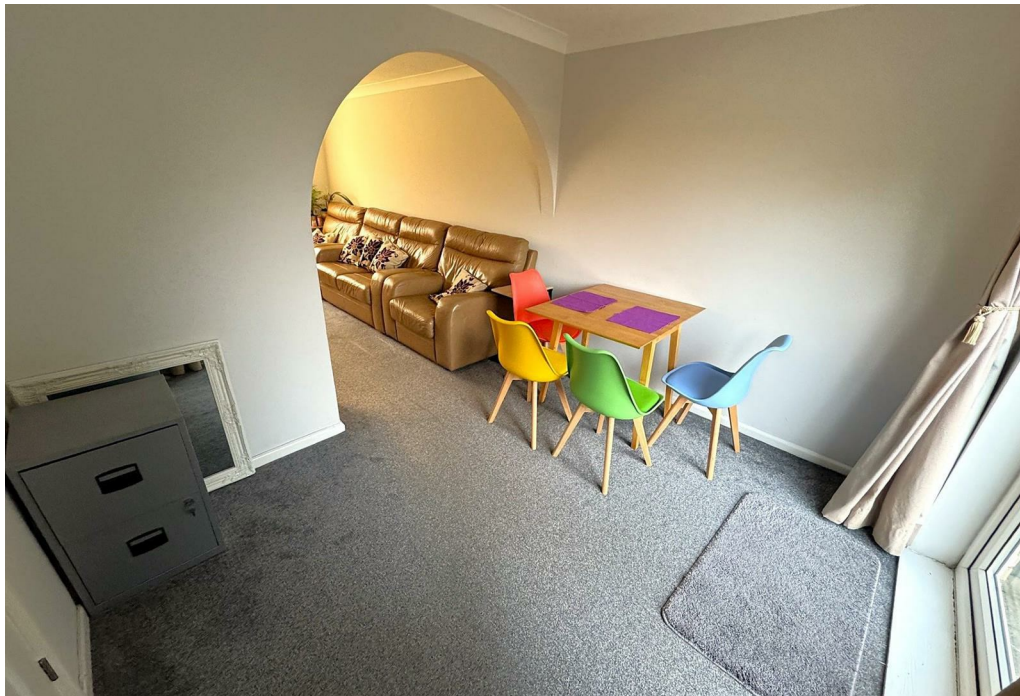
### First Floor

Loft access, stairs rising from ground floor, airing cupboard with combi boiler, doors to:

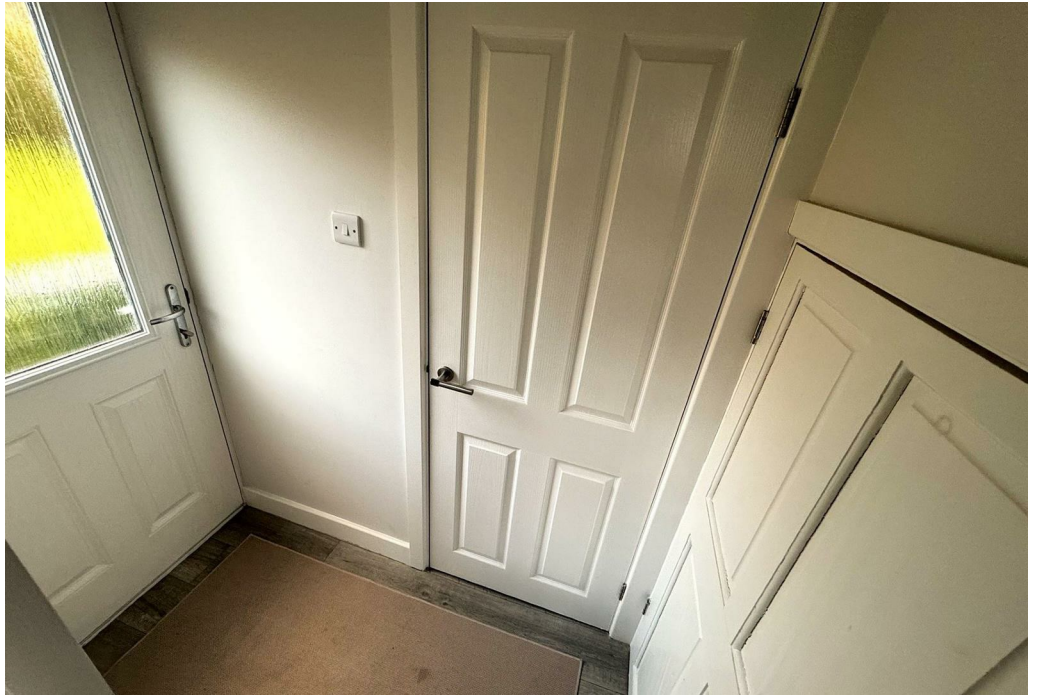
### Bedroom One

14'2 x 10'2 (4.32m x 3.10m)

Double glazed window to front elevation, radiator, over stairs cupboard.









### Bedroom Two

12'10 x 9'9 (3.91m x 2.97m)

Two double glazed window's to rear elevation, radiator,

### Bedroom Three

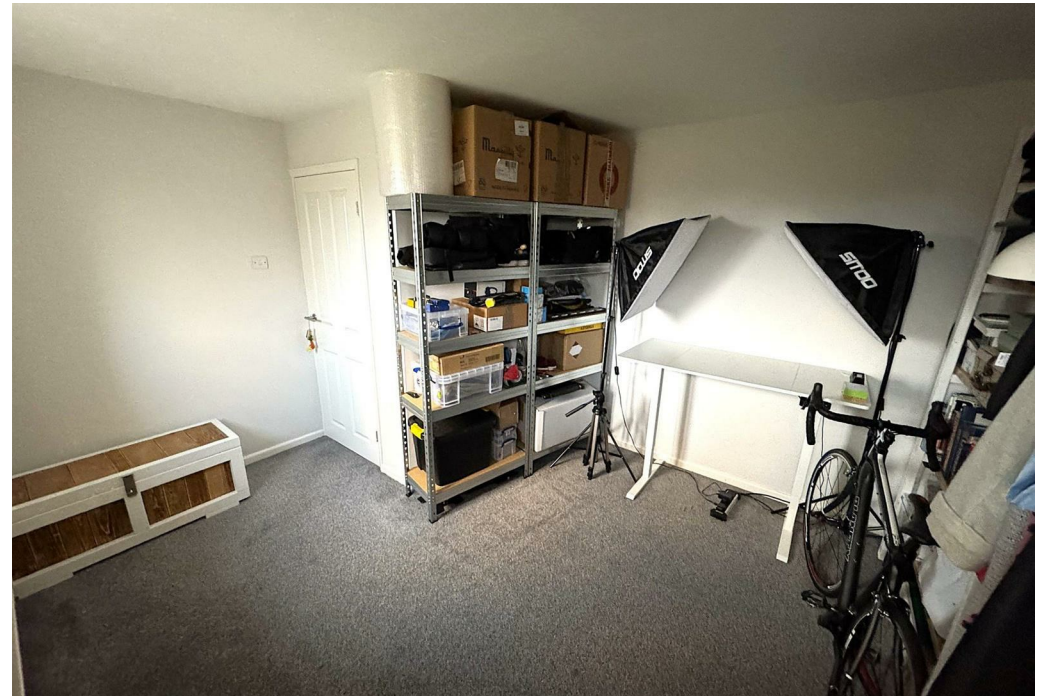
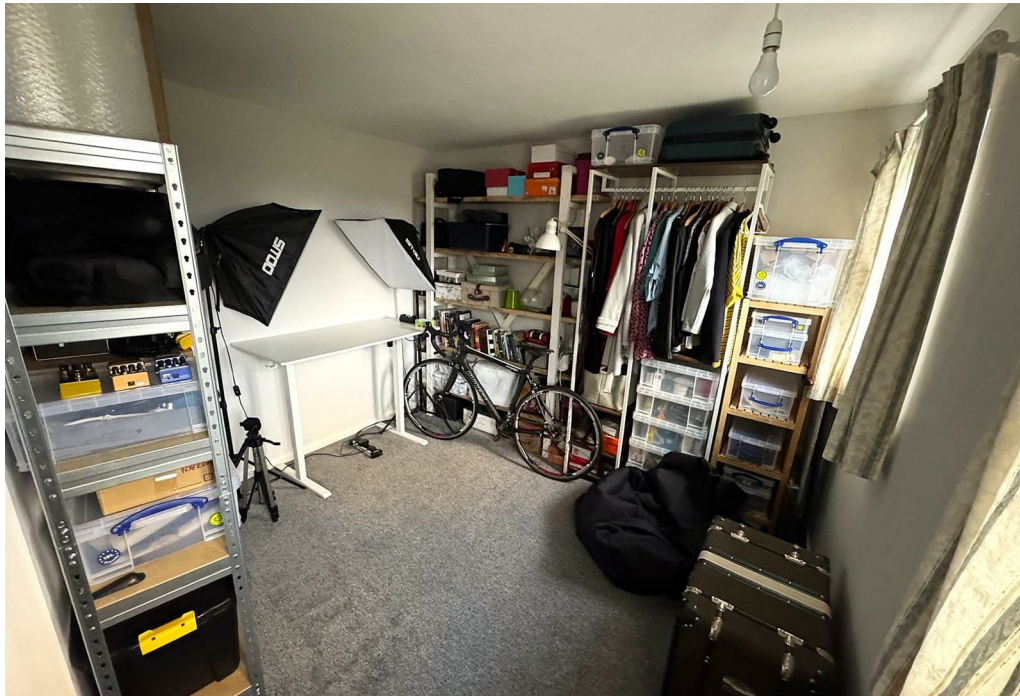
10'2 x 6'7 (3.10m x 2.01m)

Double glazed window to side elevation, radiator.

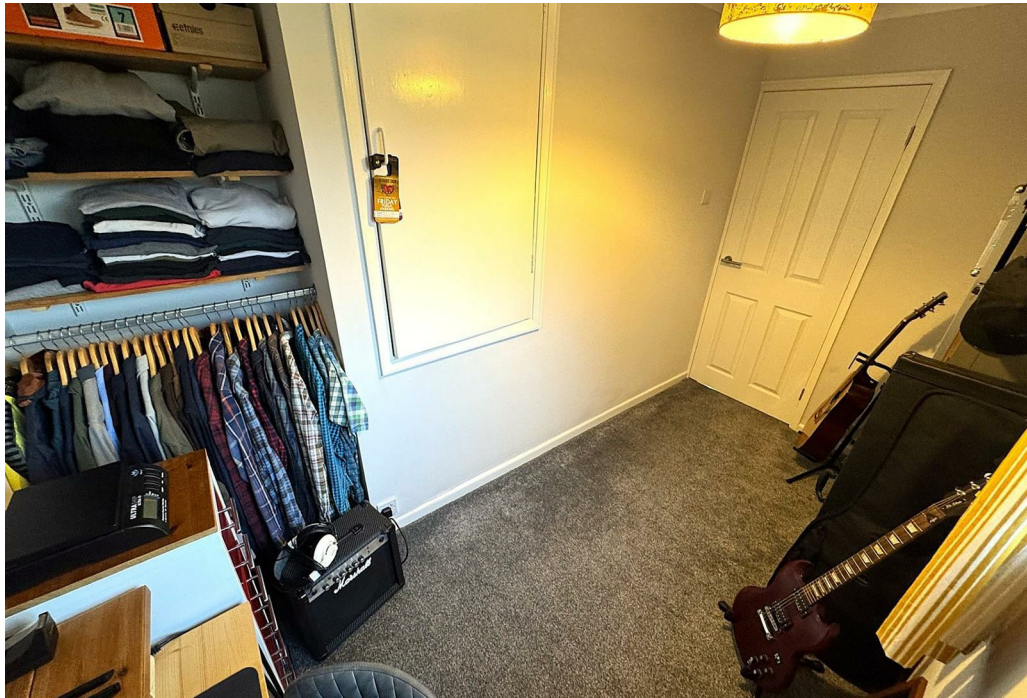
### Bathroom

6'8 x 5'6 (2.03m x 1.68m)

Fitted to comprise a two piece suite consisting of a panel bath with electric shower over, low level pedestal, radiator, double glazed window to rear elevation.









## W.C

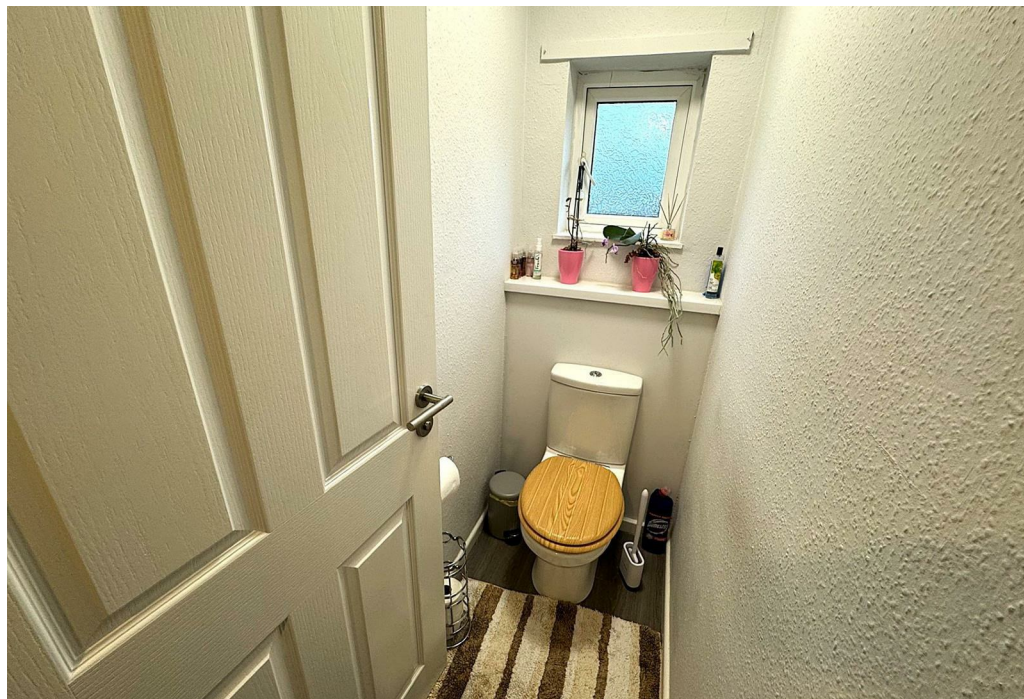
6'8 x 2'7 (2.03m x 0.79m)

Fitted to comprise a low level pedestal and double glazed window to rear elevation.

## Outside

Front: A large corner plot laid lawn is enclosed by privet hedges and timber fencing to all sides.

Rear: A patio area leads onto a larger than average laid lawn and is enclosed by timber fencing and privet hedges to all sides, gated access to front.

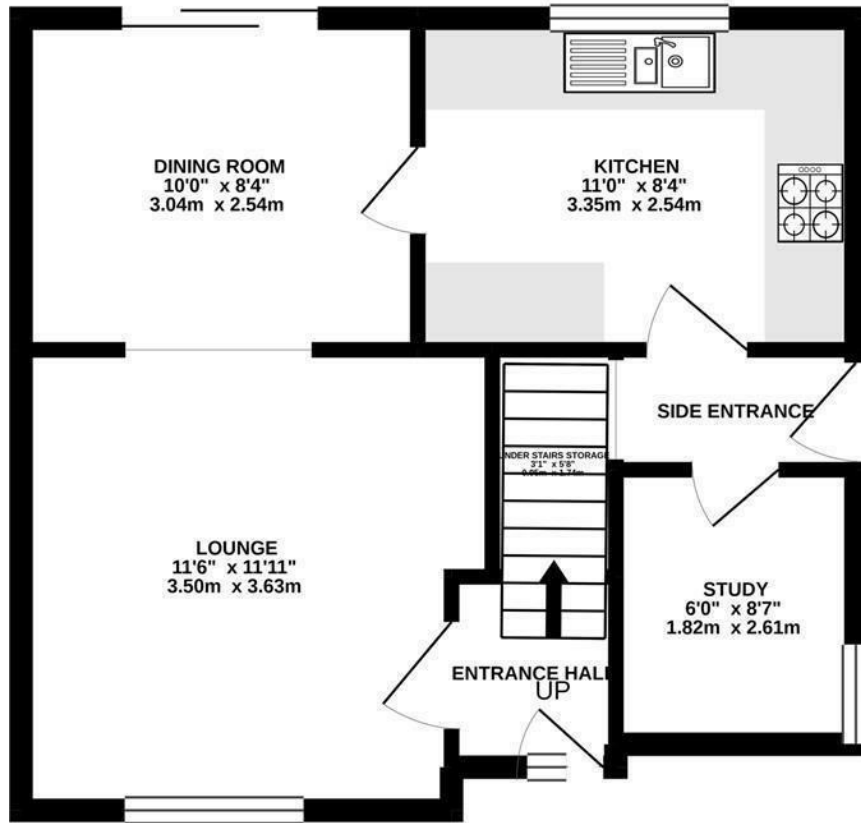




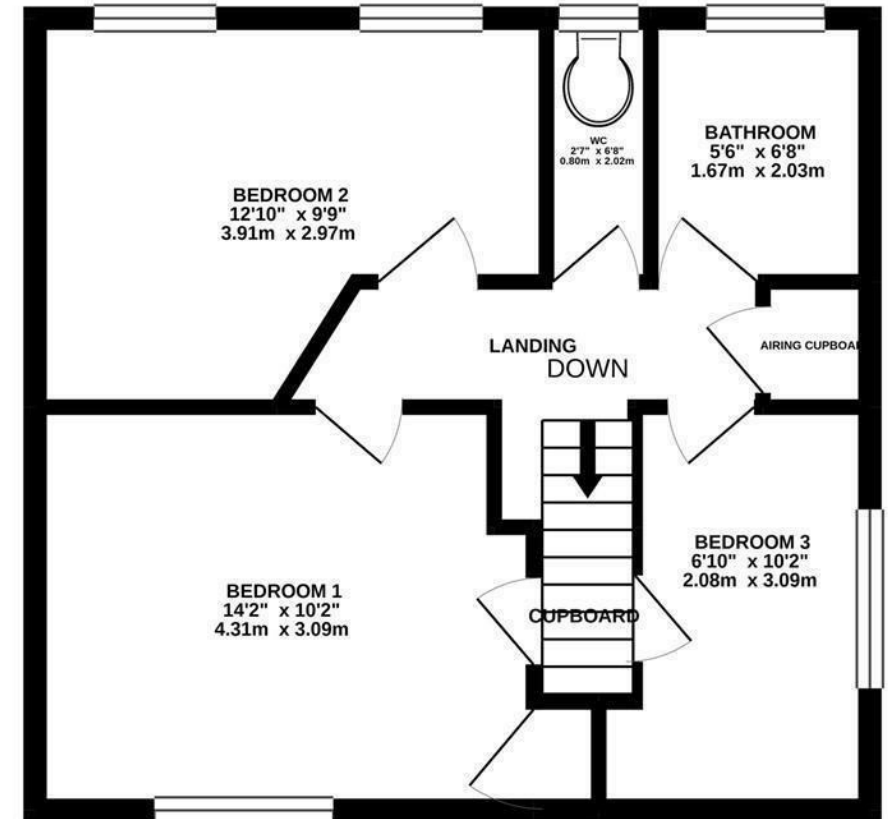




GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 sq.m.) approx.





| Energy Efficiency Rating                                                                                                                     |         |           |
|----------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                              | Current | Potential |
| Very energy efficient - lower running costs                                                                                                  |         |           |
| (92 plus) <b>A</b>                                                                                                                           |         |           |
| (81-91) <b>B</b>                                                                                                                             |         | 84        |
| (69-80) <b>C</b>                                                                                                                             | 70      |           |
| (55-68) <b>D</b>                                                                                                                             |         |           |
| (39-54) <b>E</b>                                                                                                                             |         |           |
| (21-38) <b>F</b>                                                                                                                             |         |           |
| (1-20) <b>G</b>                                                                                                                              |         |           |
| Not energy efficient - higher running costs                                                                                                  |         |           |
| England & Wales <small>EU Directive 2002/91/EC</small>  |         |           |