



3 High Street
Market Harborough, LE16 8XL



Simpson West

Situated in the heart of the sought after village of Cottingham is this rarely available, FIVE BEDROOMED stone-built property extended to the rear to provide spacious and versatile living accommodation. Providing accommodation over three floors, downstairs there is a large reception hall, cloakroom/WC, living/dining room, and a superb kitchen/breakfast room which includes an oven range set to a feature chimney breast. The first floor offers a fantastic master bedroom which includes a walk in wardrobe and wet room facilities, three further bedrooms and bathroom. The second floor provides an outstanding guest bedroom with considerable storage and en-suite facilities.

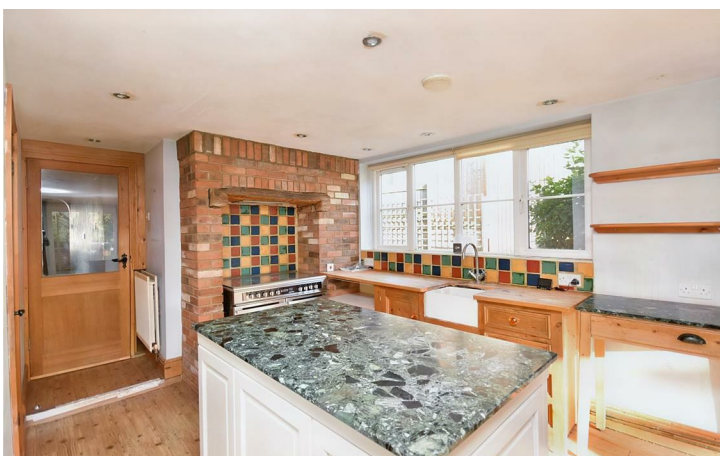
Outside, there are easy maintenance patio style gardens with a driveway providing OFF ROAD PARKING for two vehicles. There is also a self-contained building offering additional flexible living or working space, currently set up as a home office on the first floor with fully plumbed utility room beneath.

Call us now for further information about this unique property which is certain to attract considerable interest.

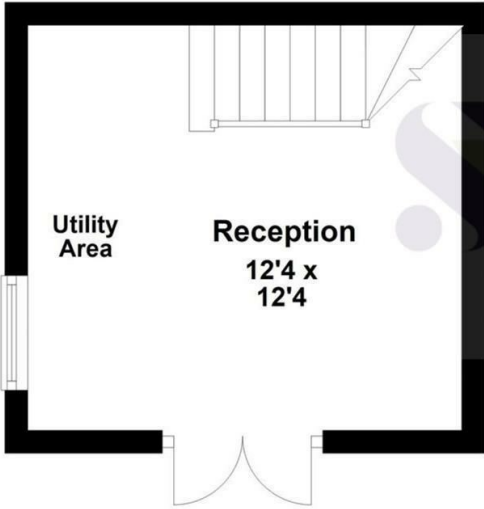
Energy Rating E. Council Tax Band E.



£399,000



Ground Floor



First Floor



Floor plan not to scale - for guidance purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
West**

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Journey Personal



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