



5 Hunting Lodge Mews High Street  
Market Harborough, LE16 8YN



**Simpson West**



Simpson West are delighted to offer to the market The Bringham, which is set within this much sought after exclusive gated community, The Hunting Lodge Mews, which was converted in 2014 from a former country hotel which can be found within the heart of the desirable village of Cottingham.

This rarely available, high specification and extremely spacious duplex townhouse provides modern, luxury living that simply must be seen internally if it is to be truly appreciated. Approached via a highly attractive frontage, the property is entered via a welcoming, light, and airy secure communal reception hall with attractive roof lights. On entering The Bringham you will be greeted by an imposing entrance hall with access to the study/bedroom three, the lounge/dining room is a particularly stunning feature giving its size, and is the perfect setting to enjoy the beautiful, manicured gardens. An open arch provides access through to the superb fully fitted kitchen and boasts a range of integrated Smeg appliances and a breakfast bar, there is also a separate utility room and guest cloakroom. The first floor provides an outstanding, highly spacious master bedroom and features twin Juliet balconies, fitted wardrobes and a luxury fitted en-suite bathroom, the guest bedroom is also of excellent size and provides en-suite facilities. Outside, a highly attractive gated frontage provides named parking facilities for two vehicles. The rear garden is highly tranquil and is a perfect setting given its south-easterly aspect and has been designed with easy maintenance in mind providing a decked patio and is complimented by tiered shrubbery borders set against an established leafy backdrop and offers considerable privacy and would be ideal for those who spend regular time away.

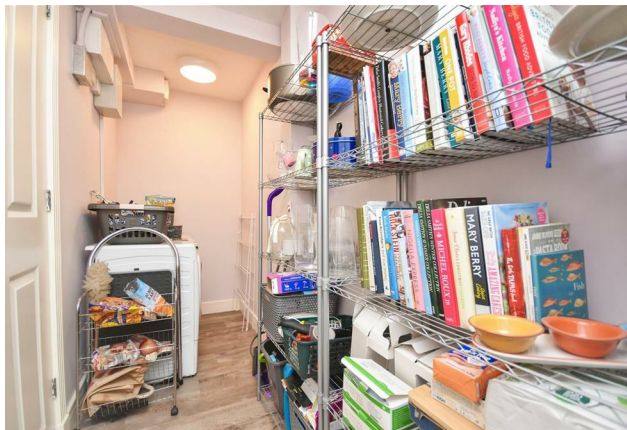
Energy Rating B. Council Tax Band D. 999 year lease with 990 years remaining. No ground rent payable as owner owns freehold.

£490,000

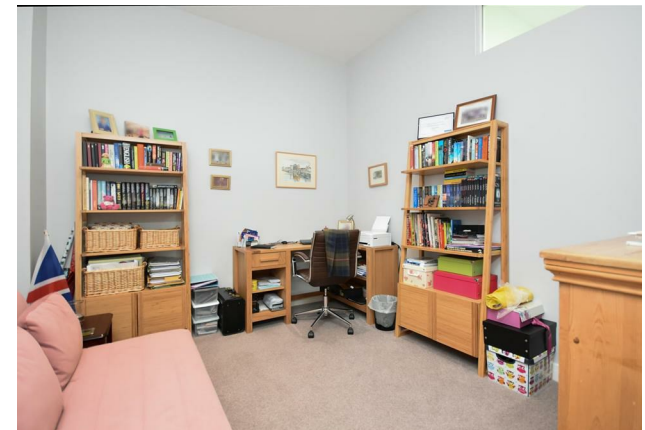




Floor plan not to scale - for guidance purposes only.  
 Floor plan created by Simpson West for their use.  
 Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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01536 202007

[info@simpsonwest.co.uk](mailto:info@simpsonwest.co.uk)

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH