



39 Rushton Road
Market Harborough, LE16 8QL



Simpson West

Pleasantly situated on the outskirts of the much sought after village of Wilbarston, is this charming stone cottage that perfectly combines many original features with modern day living to include parquet wood flooring, a multi fuel burning stove which is set to an attractive chimney breast, large workshop and sliding sash windows. Accommodation includes a reception hall, living/dining room, a separate breakfast room/study, a kitchen and there is also a separate utility room and cloakroom/WC. The first floor provides THREE well balanced bedrooms and a refitted four-piece bathroom. Outside, an attractive lawned frontage adds to the property character and there is OFF ROAD PARKING for two vehicles to this area. There is also a separate allotment style garden enclosed by stone set to the right-hand side of the property which would be perfect for the keen gardener. The rear garden is attractively enclosed, with a raised lawned area complimented by well-maintained borders and there is a large workshop set to the rear boundary. This garden also boasts a patio area. We believe that only by visiting this well presented, rarely available home will its many features and character be truly appreciated!

The idyllic village of Wilbarston is located within the picturesque Welland Valley and benefits from a range of amenities to include a tea room, village store, pub and a church. The village also benefits from being a short commute to local towns Corby, Market Harborough and Kettering which all provide rail links for an easy commute to London St Pancras and also access to major road links including the A14, M1 and M6.

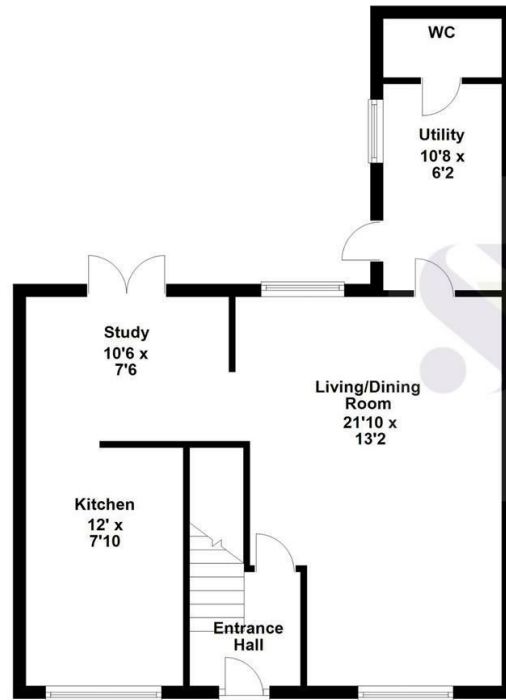
Energy Rating C. Council Tax Band D.

£345,000

 3  1  2



Ground Floor



First Floor



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		100
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(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**

Making Every
Journey Personal



01536 202007

info@simpsonwest.co.uk

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

64 Corporation Street, Corby, Northants, NN17 1NH