



53 Berryfield Road
Market Harborough, LE16 8XD



Simpson West

Enjoying a highly attractive position within the much sought after village of Cottingham, is this rarely available semi-detached bungalow which is presented in excellent condition throughout and enjoys considerable privacy as it backs onto fields.

The property has been extended to provide an attractive reception porch with a vaulted ceiling, with an archway through to an entrance hall, living room, conservatory, fitted kitchen with integrated appliances, double bedroom and a refitted shower room. Other features include double glazing and gas central heating. Outside, there is a well-maintained established frontage with a driveway providing OFF ROAD PARKING. The rear gardens have been lovingly maintained with a patio area leading on to various planted flower beds and borders and includes a large workshop with power, light and heat connected. Only by visiting this outstanding home will its condition and position be fully appreciated!

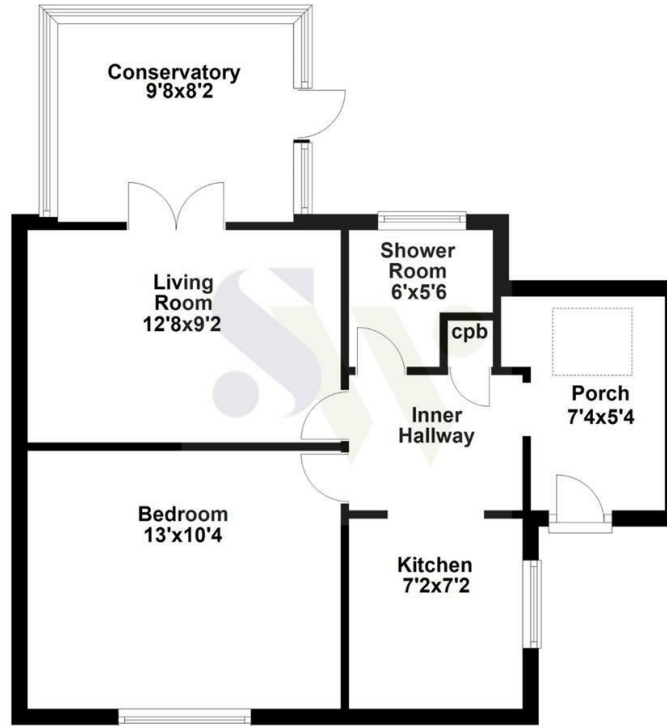
Energy Rating C. Council Tax Band A.



£195,000



Ground Floor



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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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01536 202007

info@simpsonwest.co.uk

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64 Corporation Street, Corby, Northants, NN17 1NH