



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 stunning 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. 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.

£338,000



3



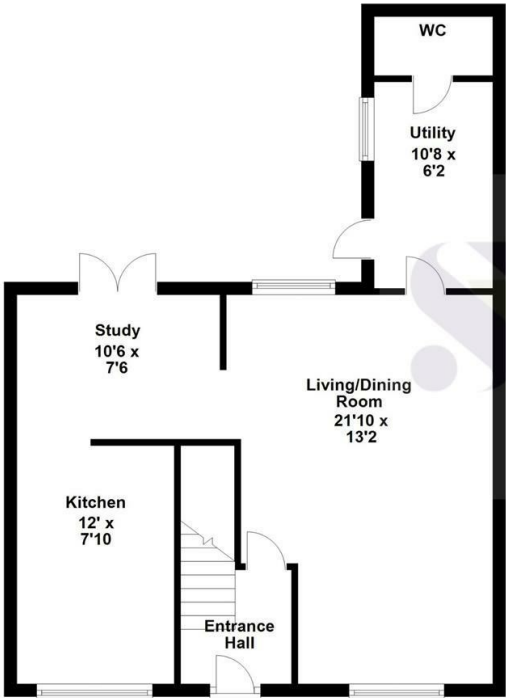
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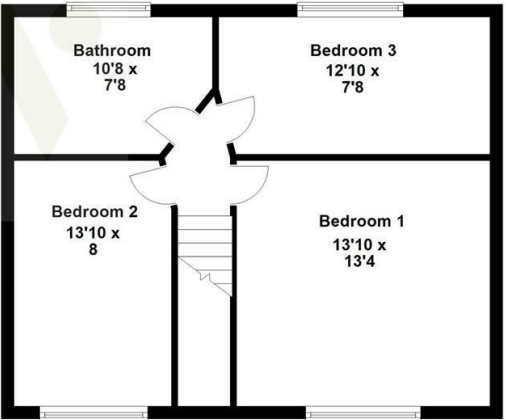
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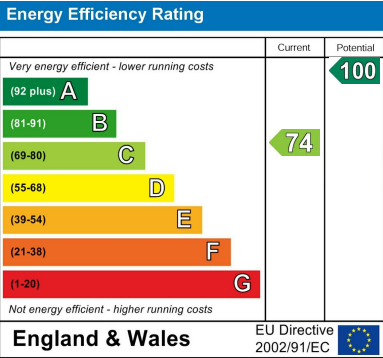
Ground Floor



First Floor



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





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