



17 Welland View Road
Cottingham, LE16 8XW

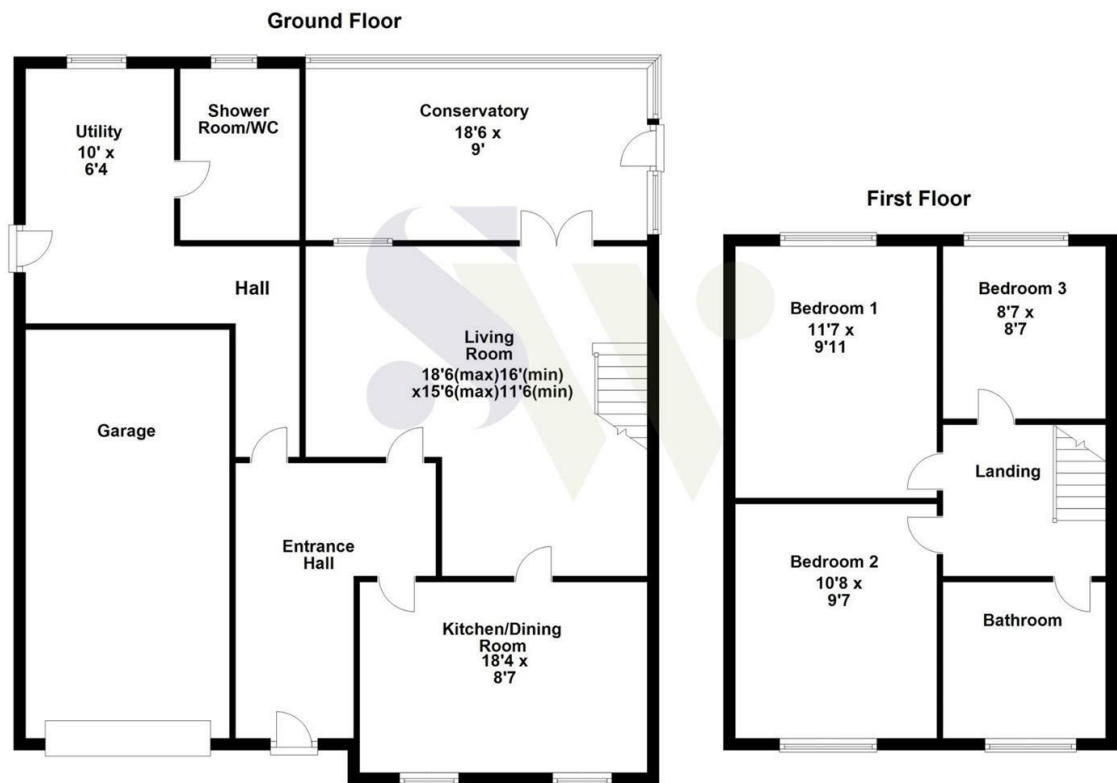



Simpson West

Enjoying a highly attractive position within the much sought after village of Cottingham, is this rarely available detached property which has been extended to provide an excellent sized living space. Presented in excellent condition throughout, accommodation includes a reception hall, shower room/WC, living room, a superb re-fitted kitchen/dining room with integrated appliances and separate utility room. There is also a fabulous conservatory/garden room which is the perfect place to appreciate the well maintained, highly private gardens. The first floor offers THREE BEDROOMS and a refitted family bathroom. Outside, there is an attractive block paved frontage which is complimented by established greenery and provides OFF ROAD PARKING for two vehicles which leads to the GARAGE. The rear garden is particularly pleasant as it provides considerable privacy, is very well maintained and enjoys a sunny aspect. This is a must see, beautifully presented home that simply must be seen! Energy Rating C. Council Tax Band C.

£349,950





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(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 	



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01536 202007

info@simpsonwest.co.uk

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

64 Corporation Street, Corby, Northants, NN17 1NH