



1 The Cottons

Market Harborough, LE16 8TF



Simpson West

Enjoying a perfect position within the much sought after and historical hamlet of Rockingham, is this rarely available ironstone property which is being offered for sale with NO CHAIN.

Occupying an excellent sized, and very well maintained corner plot, this fabulous home offers accommodation to include a reception hall, living room, and a kitchen/dining room with a separate pantry. A rear lobby currently provides access to a cloakroom/WC, storage facility, workshop and utility room, although this area could easily be converted to create a larger kitchen/family room if so desired.

The first floor provides three bedrooms and shower room. Outside, there are stunning views from the first floor of the welland valley, whilst a highly attractive frontage combines considerable parking facilities with an expanse of lawn and is complimented by a host of established greenery which is fully enclosed by smart stone walling and a mature hedge screen. The manicured rear gardens are beautifully maintained are predominantly laid to lawn with a patio area and the perfect place to enjoy the sunny aspect which is further enhanced by a variety of well maintained trees, shrubs and bushes.

An early visit is highly recommended to this particular property if genuine disappointment is to be avoided as a high demand is anticipated.

Energy Rating F. Council Tax Band B.

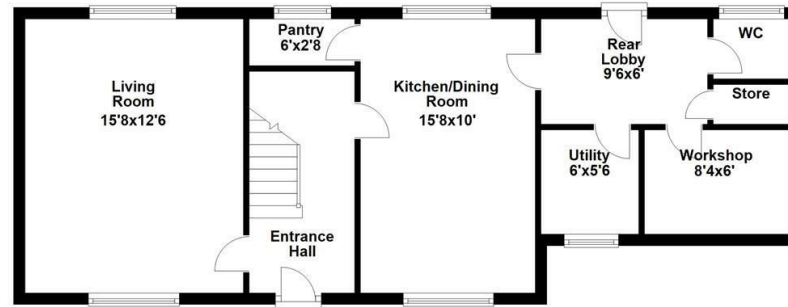


£415,000

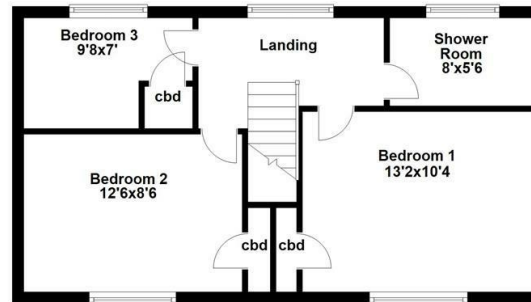
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Ground Floor



First Floor



Floor plan not to scale - for guidance purposes only.
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		
(55-68) D		
(39-54) E	32	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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