



46 Berryfield Road, Cottingham, Leicestershire, LE16 8XB

£185,000

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"Easy to Live, Easy to Love"

Well located within Cottingham, this semi detached bungalow backs on to the community playing field and is conveniently placed within reach of the local amenities including the Royal George pub, village shop/café and church. This property offers a modern interior including an entrance hall, newly fitted kitchen, lounge, a double bedroom, conservatory and a bathroom featuring a shower over the bath. Outside the plot is well maintained and offers potential to create off road car parking space, while the rear garden offers a good degree of privacy and is enclosed with pedestrian gated access to the community field behind.

Description:

This property is move-in ready with no maintenance required, it can be enjoyed straight away.

The accommodation comprises entrance hall with airing cupboard.

The lounge is front facing.

The kitchen is newly installed offering a stylish range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds. There is a built in electric oven, hob and extractor hood. Space and plumbing for a washing machine is provided.

The bathroom includes a side panel bath with an electric shower over, WC and pedestal wash hand basin with ceramic tiled wall surrounds.

The double sized bedroom has built in storage with double doors opening into the uPVC double glazed conservatory.

Offered for sale with NO CHAIN.

Outside:

The front garden has been landscaped for easy maintenance, laid to gravel with a central slightly raised bed. The rear garden is enclosed and mainly laid to lawn. There is a useful timber storage shed included.

Room Measurements:

Kitchen 2.21m x 2.18m (7'3" x 7'2")

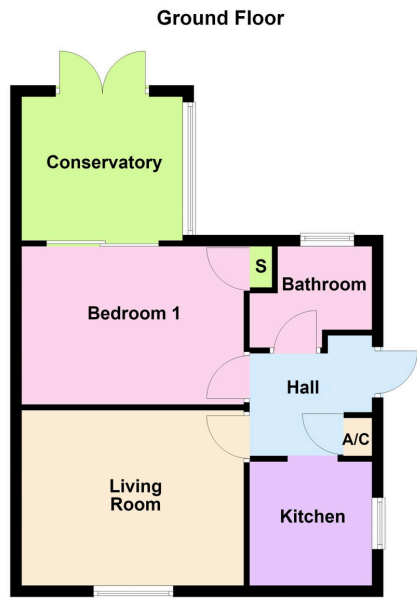
Living Room 3.96m x 3.12m (13'0" x 10'3")

Conservatory 2.87m x 2.57m (9'5" x 8'5")

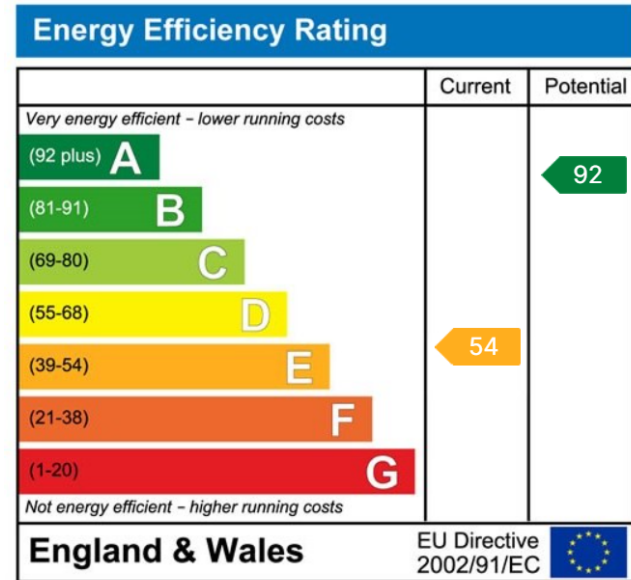
Bedroom One 3.99m x 2.82m (13'1" x 9'3")

Bathroom 1.85m x 1.5m (6'1" x 4'11")





- Semi Detached Bungalow
- One Bedroom
- Freshly Decorated Interior
- No Chain
- Turnkey Condition Property
- Excellent Well Serviced Village Location
- Newly Fitted Kitchen
- Retained Front and Enclosed Rear Gardens
- Council Tax Band A
- Backs onto the Community Recreational Field - Not Over Looked



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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Northamptonshire, NN17 1NU

