



## Manor Cottage Catesby End

Daventry, NN11 6GB



**Simpson West**

This beautiful detached cottage is situated in the sought after village of Hellidon, surrounded by countryside and tranquillity. The cottage is unfurnished and boasts a spacious lounge diner, kitchen breakfast room, ground floor WC and utility room. There is also a large double bedroom with ensuite bathroom. To the first floor is a further double bedroom, and a good size single room with ensuite shower. The property has a double garage and ample parking, and an enclosed rear garden. Electric heating throughout. Smoking is not permitted, a pet will be considered. Viewing is a must. Council Tax Band D. Energy Rating E.



£1,800 Per Calendar Month



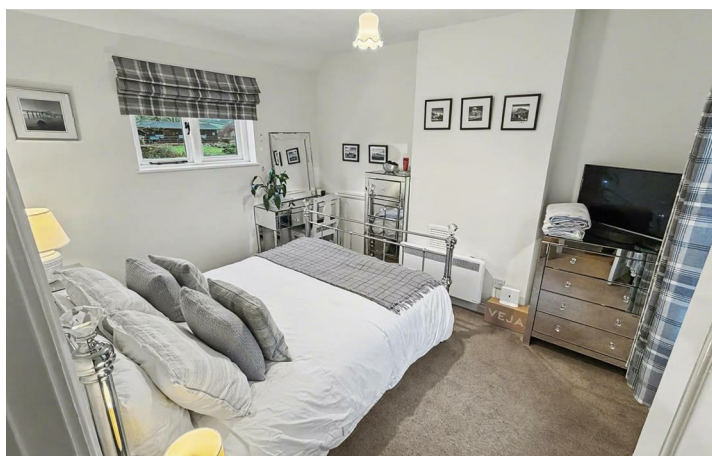
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2



Simpson West

# FLOORPLAN COMING SOON



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            | 40      |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



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