



**HENDERSON
CONNELLAN**
ESTATE AGENTS

29 Berryfield Road, Cottingham, Leicestershire, LE16 8XD

£315,000

3 1 1



"Walk This Way"

With countryside walks quite literally on the doorstep, this attractive semi-detached home enjoys an enviable position on the edge of Cottingham, close to the beautiful East Carlton Country Park. Thoughtfully updated to offer stylish, modern living, the accommodation includes an entrance hall, welcoming living room with a wood-burning stove, open-plan kitchen/dining room, utility room, guest WC and a study. Upstairs, there are three bedrooms and a family bathroom, while outside a driveway provides off-road parking and the enclosed south-west facing rear garden enjoys sunshine well into the evening.

Description:

A welcoming entrance hall leads through to a charming bay-fronted living room, where exposed stone window sills and a contemporary wood-burning stove create a warm and inviting focal point.

To the rear, the stylish kitchen/dining room is fitted with a modern range of wall and base units complemented by integrated appliances, including a dishwasher, eye-level double oven, gas hob and extractor hood. A central island with breakfast bar provides the perfect spot for casual dining, while French doors open directly onto the enclosed south-west facing rear garden, allowing the space to fill with natural light.

A separate utility room, guest WC and a dedicated study complete the ground floor accommodation.

Upstairs, there are three bedrooms, two of which are generous doubles, together with a contemporary family bathroom fitted with a bath and shower over, vanity wash hand basin and WC.

Outside:

The property enjoys driveway parking to the front with an EV charging point, while the enclosed south-west facing rear garden provides an ideal setting for relaxing or entertaining in the afternoon and evening sunshine.

Room Measurements:

Living Room 3.94m x 3.66m (12'11" x 12'0")

Kitchen/Diner 5.56m x 3.4m (18'3" x 11'2")

Utility Room 2.57m x 1.93m (8'5" x 6'4") max

Study 3.76m x 1.88m (12'4" x 6'2") max

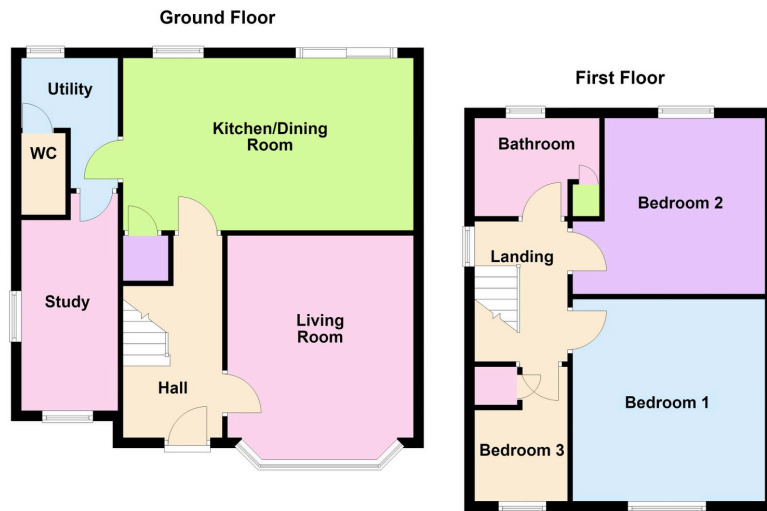
Bedroom One 3.96m x 3.28m (13'0" x 10'9")

Bedroom Two 3.53m x 2.95m (11'7" x 9'8")

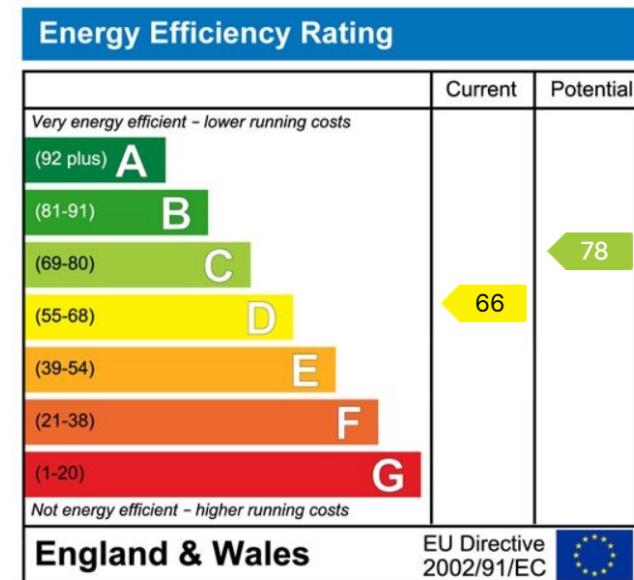
Bedroom Three 2.87m x 2.26m (9'5" x 7'5") max

Bathroom 2.44m x 1.93m (8'0" x 6'4")max





- Mature Semi Detached House
- Planning Consent to Extend the Ground Floor Further
- Modern Kitchen/Diner with Island
- South/West Facing Rear Garden
- Well Located for Countryside Walks
- Extended Ground Floor
- Three Bedrooms
- Driveway providing Parking
- No Chain
- Good Local Amenities including a Shop, Pub, School and Church.



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.

10 Spencer Court, Corby,
Northamptonshire, NN17 1NU

