



**HENDERSON
CONNELLAN**
ESTATE AGENTS

73 Berryfield Road, Cottingham, Market Harborough, LE16 8XD

£260,000

🛏️ 2 🚿 1 🚻 1



"Bungalow with Detached Annex Accommodation"

Unlock the potential of this delightful semi-detached two bedroom bungalow, ideally located on a desirable corner plot in Cottingham providing parking for two/three cars and a single garage, offering a unique opportunity for development. This charming 1960s bungalow, nestled on Berryfield Road, presents an exciting chance to create your dream home. While requiring some updating, the property boasts a brilliant foundation with a well-proportioned layout and the significant advantage of a brick-built annex, providing versatile extra space for a home office, studio, or additional accommodation. A great multi-generational project property. No Chain.

Description:

Well positioned toward the end of Berryfield Road neighboring the community playing field with countryside to the rear. Convenient for the local village amenities including a café/ shop, pub, church and primary school. East Carlton Country Park is just a short walk away. The property requires some updating and comes with detached brick building linked to the single garage, which could be developed into further annex accommodation, office or work space. The main accommodation comprises entrance porch with front and rear facing doors. The porch leads to the inner hall. There is a kitchen which is fitted with a range of wall and base level units with work surfaces incorporating a Belfast sink with mixer tap with ceramic tiled wall surrounds. There is a built in electric oven, gas hob and extractor hood. There is a front facing lounge with a feature fireplace with a gas fire inset. Two bedrooms. The bathroom includes a side panel bath with shower and screen over, WC and a pedestal wash hand basin with ceramic tiled wall surrounds. Gas fired central heating system. uPVC double glazed windows.

Outside:

The property occupies a corner plot which has been part developed with the addition of an unfinished annex, this building has been completed to first fix and is weather proof, it offers the next owner the opportunity to finish the interior to their own design and purpose. The driveway provides parking and access to the single oversized garage which measures 18'2" x 9'11". The plot side onto the community playing field.

Room Measurements:

Lounge 4.27m x 3.18m (14'0" x 10'5")

Kitchen 2.34m x 2.24m (7'8" x 7'4")

Bedroom One 3.48m x 3.2m (11'5" x 10'6") max

Bedroom Two 3.48m x 1.96m (11'5" x 6'5")

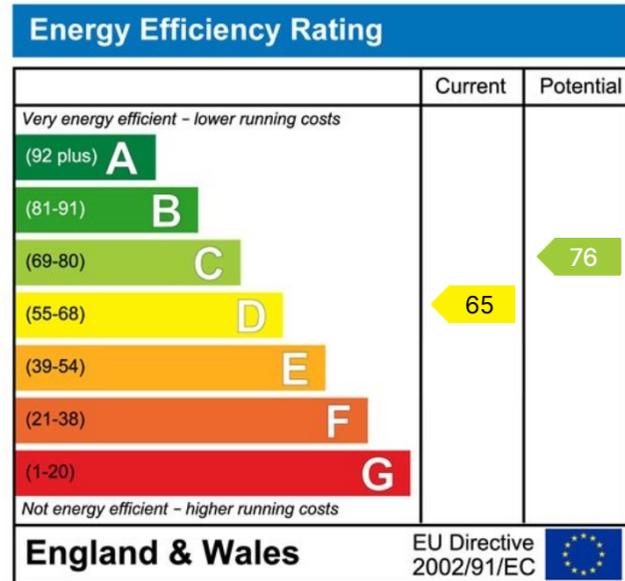
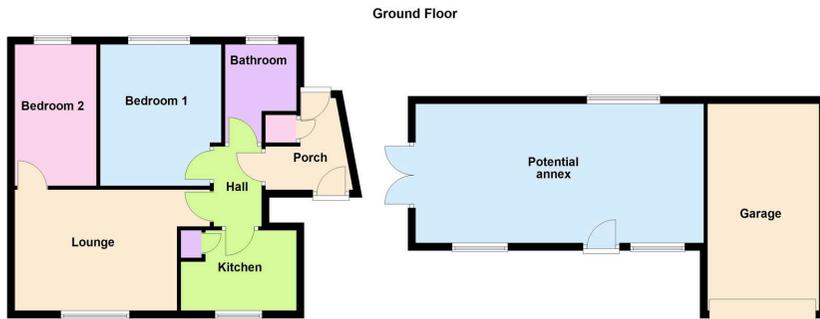
Bathroom 2.51m x 1.83m (8'3" x 6'0")

Annex 7.62m x 3.66m (25'0" x 12'0")

Garage 5.54m x 3.02m (18'2" x 9'11")



- Semi Detached Bungalow
- Large Single Garage
- Requires Updating
- East Carlton Country Park Nearby
- Brick Built Annex with Potential
- Corner Plot with Parking
- Two Bedrooms
- Good Local Amenities Nearby



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

