



BERKELEY COTTAGE

SIBBERTOFT, MARKET HARBOROUGH



KING WEST



KING WEST

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Offices: Market Harborough • Stamford



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*Character four bedroom period cottage,
commutable to London and set within well
regarded village of Sibbertoft.*

Berkeley Cottage

12 Berkeley Street, Sibbertoft, Market Harborough, LE16 9UF

- Breakfast/Kitchen
- Sitting Room & Snug
- Spacious Dining/Garden Room
- Study
- Utility & Cloak Room
- Principal Bedroom with En-Suite Bathroom
- Three Further Bedrooms
- Family Bathroom
- Pretty Enclosed Walled Garden
- Off Road Parking

Sibbertoft is a sought-after village on the Northamptonshire/Leicestershire border, surrounded by rolling countryside.

Situation

Sibbertoft is a sought-after village on the Northamptonshire/Leicestershire border, surrounded by rolling countryside. Sibbertoft is an attractive village containing a church, Reading Room, nursing home and public house. Nearby lies the historic town of Market Harborough with a greater range of everyday facilities including banks, supermarkets, commercial centre, theatre and leisure centre. Further to the north lies the city of Leicester with a highly comprehensive range of commercial and leisure facilities. Neighbouring towns include Rugby, Kettering and Northampton. There is good access to the A14(M1) as well as high speed train links from Market Harborough, Kettering and Northampton to London St Pancras International and from Rugby to London Euston. International air travel is available at East Midlands, Birmingham, Stansted and Luton airports.

Sporting and recreational activities are well catered for in the area. Golf is nearby at North Kilworth, Market Harborough and Leicester. Water sports, including sailing and fishing on Pitsford Reservoir and Rutland Water, and fishing on Eyebrook Reservoir near Uppingham. The area offers many sought after preparatory schools, with Spratton and LGS Stoneygate nearby, primary education is available at Welford, Naseby and Clipston. Secondary is at Guilsborough, Rugby, Northampton, Leicester, Oundle, Uppingham and Oakham.

The Property

Berkeley Cottage is situated in the heart of the village of Sibbertoft, the earliest parts of the property are believed to date back some 350 years and has been sympathetically maintained by the present owners for a number of years. The property is of a red brick construction under a slate roof.

The entrance vestibule with cloakroom off leads to an inner hallway. The spacious breakfast/kitchen room offers a light filled space suitable for entertaining or as additional dining space. The Kitchen is attractive and well equipped, with a range of a wall and floor mounted units, breakfast bar, Smeg hob with Neff extractor hood, integrated Miele dishwasher and Neff fridge/freezer, the kitchen opens out to the garden room. The spacious and light dining area is perfect for entertaining overlooking the garden. Returning to the inner hallway, the sitting room has a brick-built fireplace with Clearview log burner and tiled hearth perfect for the winter months, leading to a small snug with feature fireplace and log burner. The study and utility room are both accessible from the inner hallway.

To the first floor, the principal bedroom is spacious benefitting from hidden and extensive walk-in wardrobes and shelving, door to small balcony overlooking the pretty garden and refitted en-suite with separate bath and shower. There are three further bedrooms, one benefiting from shower and wash hand basin, the first floor is completed by a family bathroom.

Outside

The rear garden is a real feature of the home, with outside seating area to enjoy the sunshine and steps leading to an additional dining area. The garden is private, with abundant planting and lawn, a brick-built wall to the perimeter and good-sized paved area to the side. There is gated access to off road parking for several vehicles which leads to a brick-built storage with power.

General Remarks

Viewing

The property may only be inspected by prior arrangement through King West. Tel: 01858 435970.

Council Tax Band

Band F

Services

None of the services have been tested by the agents.

Local Authority

West Northamptonshire Council

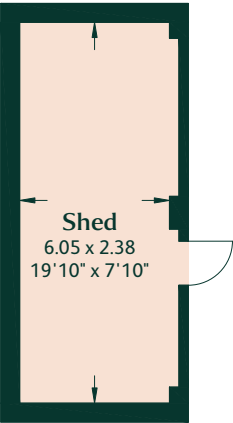
EPC Rating

E



Floorplans

Approximate Gross Internal Area = 221.95 sq m / 2389.05 sq ft
Shed = 15.15 sq m / 163.07 sq ft
Total Area = 237.1 sq m / 2552.12 sq ft



Shed

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