

2 Berryfield Road
Cottingham
Leicestershire
LE16 8XB

£995 Per month

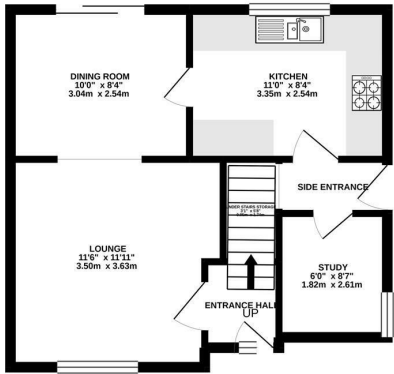


OSCAR JAMES

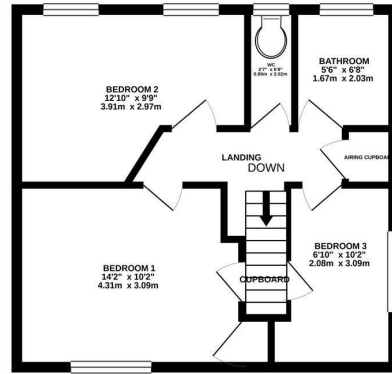
...expect excellence

FLOOR PLANS

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AT A GLANCE...



custom text 1



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custom text 3



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WHAT'S GREAT?

Stunning three bedroom property in the idyllic village of Cottingham, a stones throw from the primary school.

The property has undergone major renovations less than a year ago ... [MORE PHOTOS TO FOLLOW](#)

The gorgeous family home, briefly comprises modern kitchen, utility room, lounge / diner to the ground floor.

To the first floor are three bedrooms and family bathroom with separate W.C.

Large front and rear gardens

MUST BE SEEN

...expect excellence



SELLER'S SECRET



Why we like it....

OSCAR JAMES

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To buy or not to buy....
