



BEEHIVE COTTAGE

STRAWBERRY COURT, PICKWELL

JAMES
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“... THREE-BEDROOM COTTAGE WITH A SOUTH-FACING GARDEN ...”

A charming, link-detached, three-bedroom cottage with a wonderfully private south-facing garden, off-road parking, and a double garage, all located at the heart of the popular village of Pickwell.

Dining Kitchen • One Reception Room • Downstairs Cloakroom • Three Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Double Garage • South-Facing Garden • Village Location • EER - D •

Accommodation

Enter the property into an entrance hall with stairs rising to the first floor and a downstairs cloakroom to the far end. A door to the left opens into the dining kitchen that spans the depth of the property. The kitchen itself has a good range of fitted units with ample space for appliances and a window overlooking the front garden. There is a stable door opening out to the side of the property and French doors flowing off the dining area out to the patio and rear garden. The living room sits to the right of the entrance hall, a dual aspect room again, spanning the depth of the property with a feature fireplace and French doors opening out to the patio.

The stairs rise to a light and airy landing providing access to the bedroom and bathroom accommodation. The master bedroom sits to one end with windows to both the front and rear allowing plenty of light and ensuite shower room. The further two bedrooms sit to the other end of the property, a double and a single, both served by a family bathroom comprising a shower bath, wash hand basin and low flush lavatory.

Outside

To the front of the property is a walled garden space, mainly laid to lawn with mature borders and specimen trees with a lovely view of the village church. To the rear of the property is the wonderfully private, south-facing garden, again with mature planting and specimen trees, along with a patio sitting directly off the kitchen and living spaces creating a fantastic space for outdoor entertaining throughout the summer months. To the far end of the garden is a useful home office that is currently used as gym.



Location

Pickwell is a tranquil village on the Leicestershire/Rutland borders. The village is located between the well-served market towns of Oakham and Melton Mowbray. The larger neighbouring village of Somerby offers a variety of services, including a village shop and post office, primary school, doctor's surgery, and public house.

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating. Council Tax Band E.

Tenure

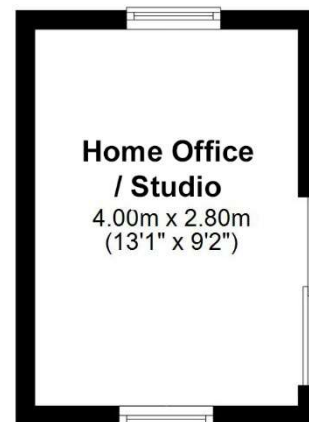
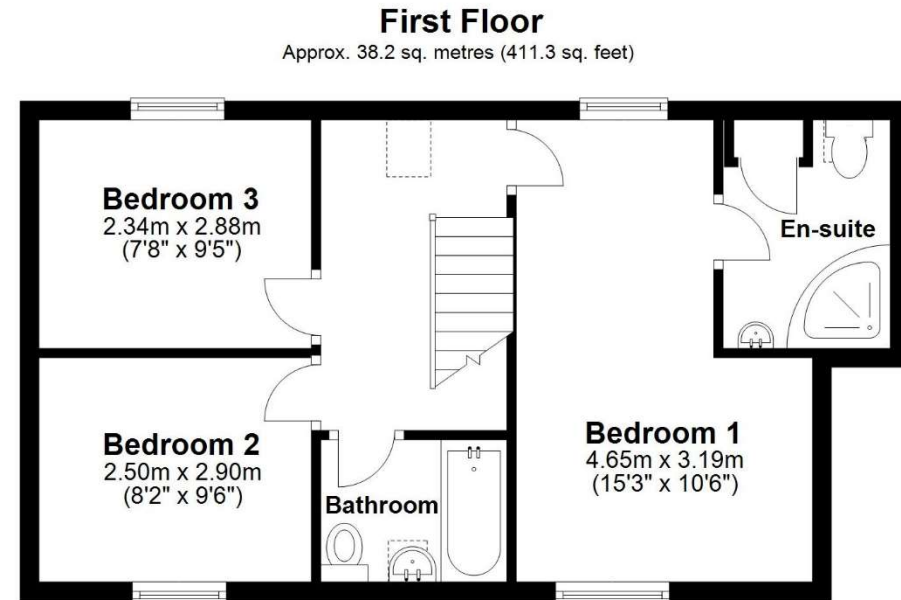
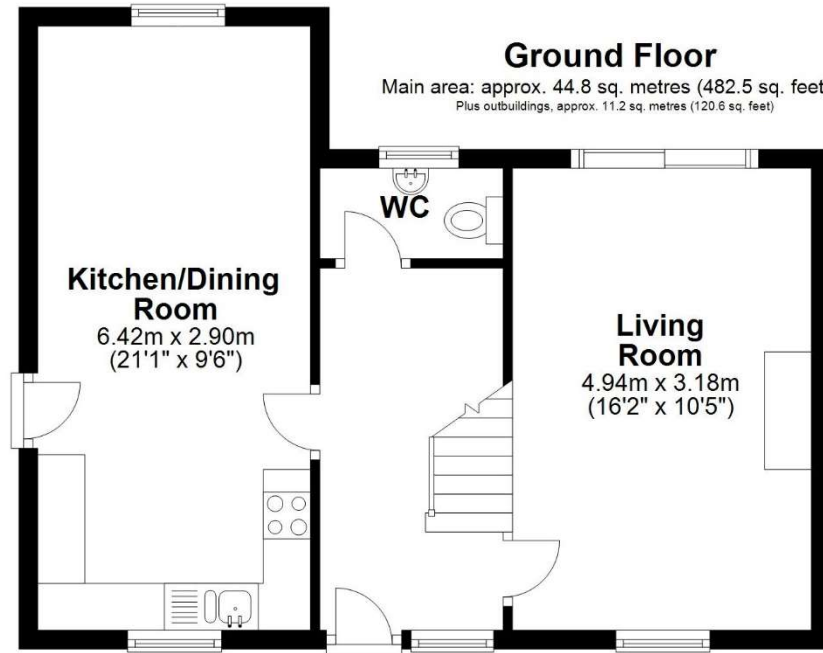
Freehold



Beehive Cottage, 7 Strawberry Court, Main Street, Pickwell, Leicestershire LE14 2QJ

House Total Approx. Gross Internal Floor Area = 893.8 ft² / 83 m²

Measurements are approximate, not to scale, illustrative purposes only.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	80 C
39-54	E		
21-38	F		
1-20	G		

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.