



READINGS

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Leicester Lane
Desford, Leicester, LE9 9JJ

£695,000

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A skillfully extended detached cottage, dating back in part to 1850, alongside a substantial workshop and associated offices. Ideal for those wishing to address their home /work life balance. The cottage offers a well-proportioned, versatile living space with a dual-aspect fitted dining kitchen. A good-sized hall, a separate dining room, a snug, and a lovely 28ft living room with vaulted ceilings. On the first floor, there are four double bedrooms, the master with an en suite shower room, and a further family shower room. The workshop is approximately 38ft by 16ft with stores, offices, and a utility/WC. Previously used as a vehicle repair/servicing business.

There are extensive private gardens adjoining farmland to the rear, plenty of off-road parking with double wrought iron gates to the side.

Porch

8'0" x 6'7" (2.44m x 2.02m)

Dining Kitchen

11'6" x 21'7" (3.52m x 6.59m)

Inner Hall

Dining Room

12'7" x 11'6" (3.86m x 3.51m)

Snug

11'7" x 13'7" (3.54m x 4.15m)

Living Room

11'7" x 28'1" (3.55m x 8.56m)

Landing

Master Bedroom

11'5" x 15'0" (3.48m x 4.58m)

En Suite

11'7" x 5'7" (3.54m x 1.72m)

Bedroom 2

12'9" x 12'0" (3.91m x 3.67m)

Bedroom 3

12'4" x 11'10" (3.69m x 3.61m)

Bedroom 4

11'10" x 9'7" (3.62m x 2.94m)

Shower Room

12'7" x 3'9" (3.84m x 1.16m)

Workshop

15'10" x 38'7" (4.84m x 11.78m)





Offices/Stores & WC 38'7" x 10'4" (11.78m x 3.15m)

Outside

The property stands on a sizeable plot with a lawned garden to the front, car standing bounded by a wrought iron double gates, a full-width patio, and further lawned gardens with mature shrubs.. The whole enjoying a private aspect adjacent to farmland.

Property Information

Tenure: Freehold
Local Authority: Hinckley & Bosworth
Council Tax Band: D.
Type of Construction: Traditional
Services: The property is offered to the market with propane gas-fired central heating.
Multiple Options for Broadband/mobile phone signal.
Flood Risk: Very Low
The property is being sold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti Money Laundering

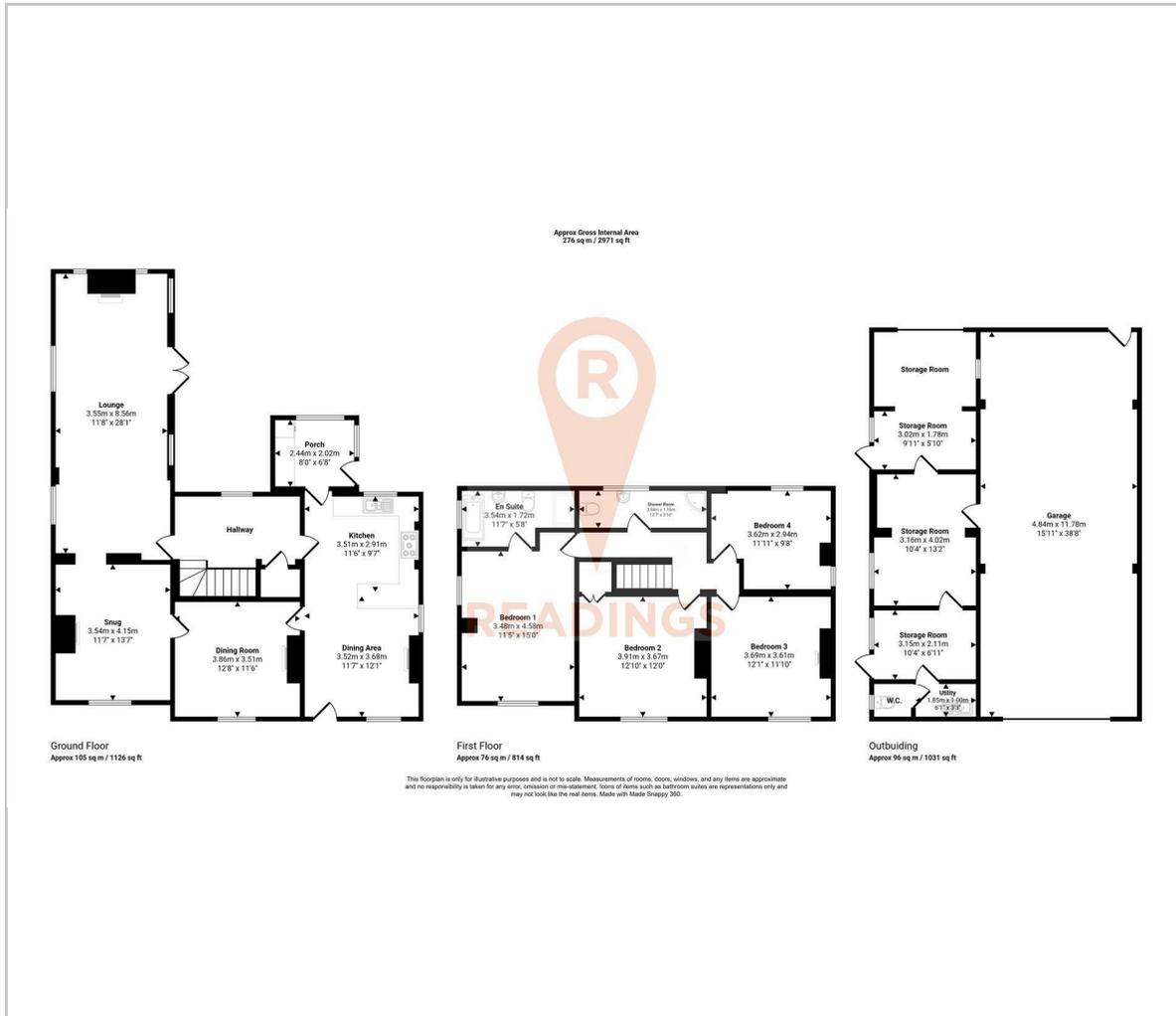
By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale. The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.



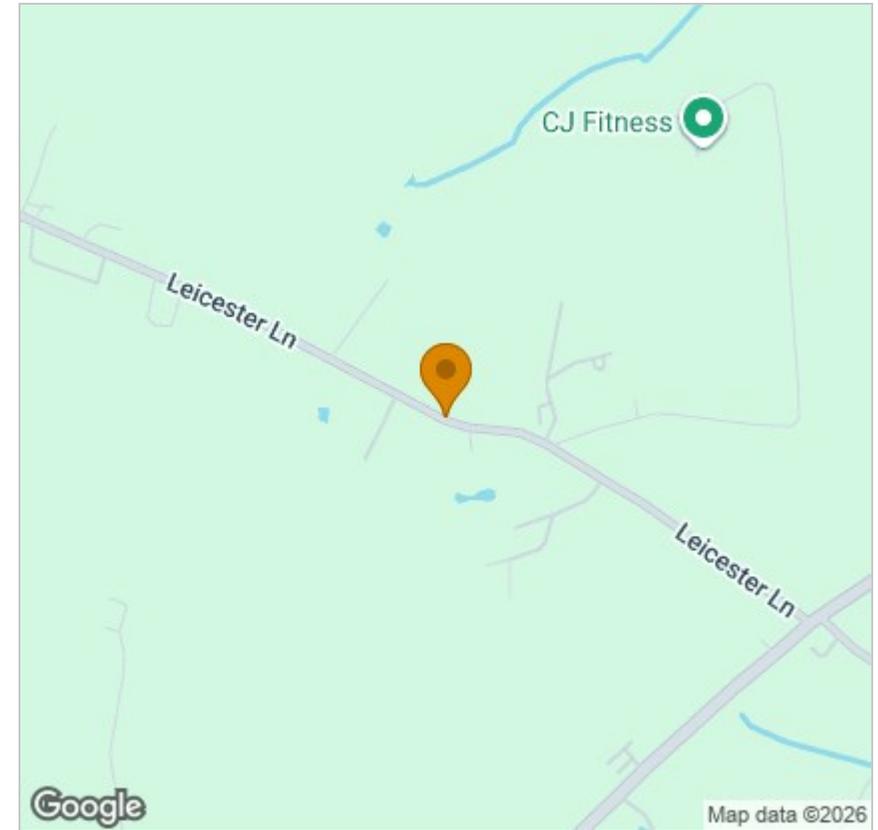
Floor Plan



Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

