



# READINGS

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Leicester Lane

Desford, Leicester, LE9 9JJ

**£695,000**





## Leicester Lane

Desford, Leicester, LE9 9JJ

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**  
12'1" 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.

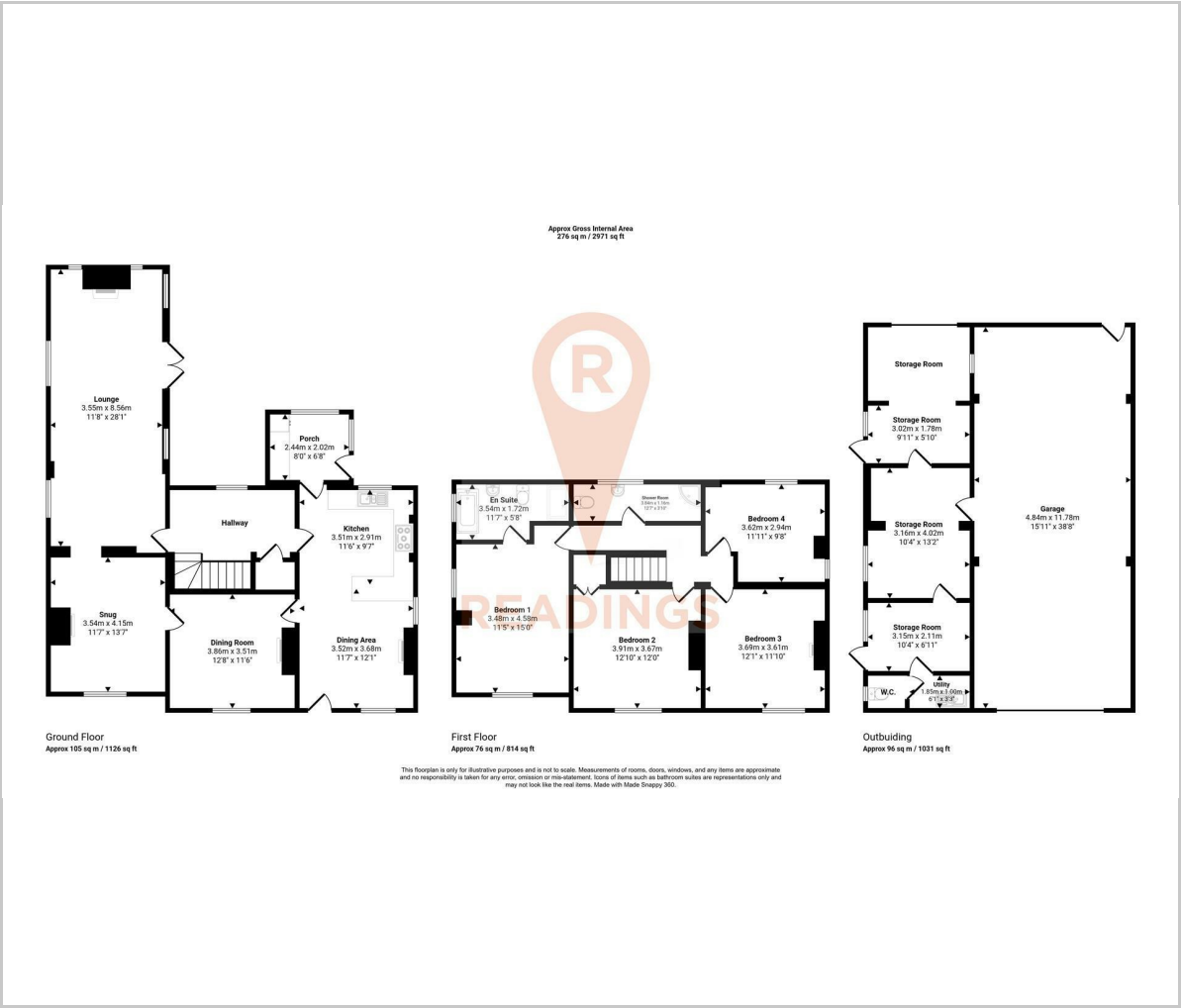


**Property Information**  
Tenure: Freehold  
Local Authority: Hinckley & Bosworth  
Council Tax Band: D  
Type of Construction: Traditional  
Services: The property is offered to the market with all mains services and gas-fired central heating.  
Multiple Options for Broadband/mobile phone signal.  
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.





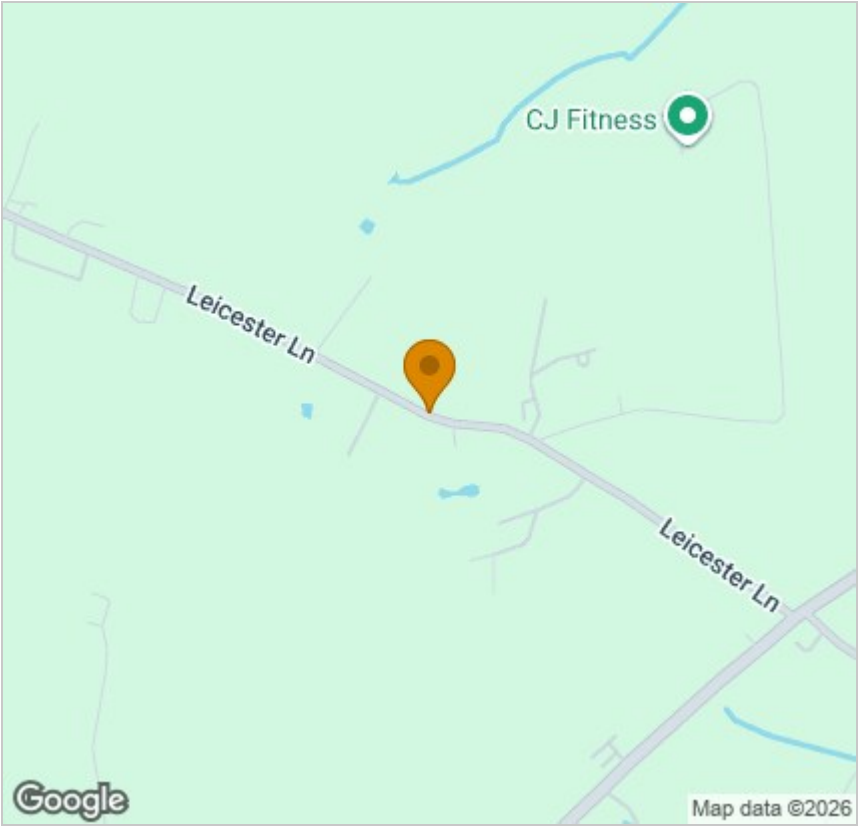
Floor Plan



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

