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2 Hunts Lane,  
Desford,  
LE9 9LJ.



£225,000

### GENERAL

A charming countryside cottage located on Hunts Lane on the outskirts of Desford enjoying open views both to the front & rear. For sale with no upward chain. The accommodation briefly includes on the ground floor - entrance porch, large open plan sitting / dining room, and kitchen with views over the garden. To the first floor there are two bedrooms, home office area and family bathroom, and on the second floor is the attic room. Outside the property has a rear garden with countryside views and parking to the front in bay located over the road.

### LOCATION

The property is set on the outskirts of Desford. The village of Desford is a thriving village with a wide range of facilities including Bosworth Academy, rated as outstanding by Ofsted, a primary school, N Nursery, doctors' surgery, dentist and various sports clubs. There is a Co-op supermarket within walking distance of the cottage. Desford is on a regular bus route to Leicester and there is excellent access to the motorway network via the M1 and M69. The historic town of Market Bosworth, home to the Dixie Grammar School, lies to the West.

### THE HOUSE

The accommodation is arranged over three floors as follows. Front door opening into entrance porch.



### ENTRANCE PORCH

With tiled flooring, space for shoe storage and door to the sitting area.

### OPEN PLAN SITTING / DINING ROOM

26'05 x 12'00

A large spacious room with windows to the front and rear. The room has wooden oak engineered flooring, feature fireplace (chimney is lined ready for a woodburning stove), exposed brickwork, door to the kitchen and open staircase leading to the first floor.

### KITCHEN

15'08 x 5'03

The kitchen is fitted with a range of white country style base and wall units with solid wood oak work surfaces over, inset Belfast sink, Beko single electric oven, Beko four ring electric hob with extractor over, inbuilt dishwasher and space for other appliances. There is a window overlooking the garden and further countryside views, and door to the back garden.

### STAIRS TO THE FIRST FLOOR

Open wooden staircase leads from the centre of the sitting / dining room to the first floor.

### FIRST FLOOR LANDING

Doors opening off to the bedrooms and bathroom.

### BEDROOM ONE

11'11 x 11'06

With window to the front, original floorboard's, cast iron feature fireplace, storage cupboard over the stairs and central heating radiator.

### BEDROOM TWO

11'05 x 9'00

With window to the rear, original floorboard's and central heating radiator.

### HOME OFFICE

9'00 x 5'10

A nice additional space which can be used for multiple things, central heating boiler in cupboard, window to the side and central heating radiator.

### BATHROOM

Suite comprising stunning claw foot bath with shower over, wash hand basin and low flush lavatory. There is a window the rear and central heating radiator.

### ATTIC ROOM

12'06 x 11'03

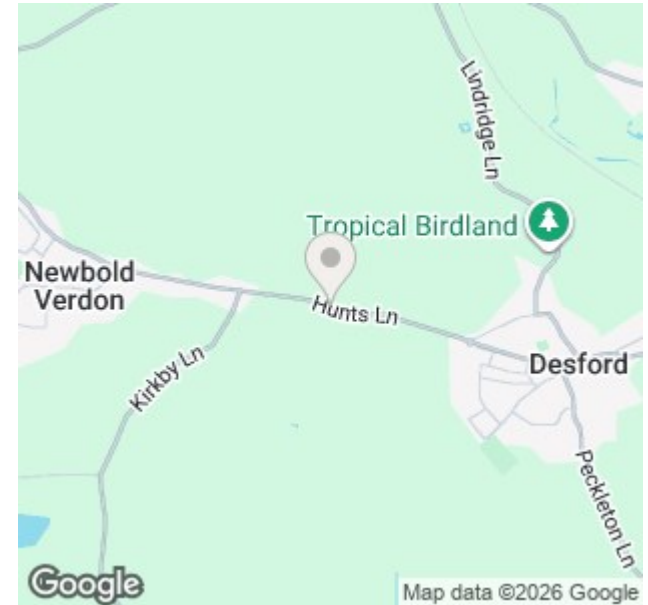
Stairs rise from the first floor landing to the second floor. There are two Velux windows allowing in plenty of light, eaves storage, exposed beams to the ceiling and carpeted flooring.

### OUTSIDE

To the rear of the property there is a decked area directly to the rear and the rest is mainly laid to lawn with some mature shrubs. There is a shed which will be included in the sale and countryside views to the bottom. To the front of the property there is a small paved fore garden and parking is over the road.

### COUNCIL TAX

Hinckley & Bosworth - Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







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