

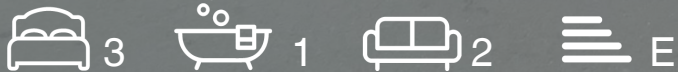


76 MAIN STREET

DESFORD, LEICESTER, LE9 9GR

Offers in the region of

£250,000



ACCOMMODATION

PRICE REDUCED BY £30,000 A fantastic opportunity to acquire this **DETACHED** twin gabled period residence situated in the heart of the highly regarded village of Desford In Leicestershire. In need of internal cosmetic renovation the property benefits from gas fired central heating, timber single glazing with secondary glazed panes and a good sized rear garden.

The property briefly comprises lounge, rear porch, kitchen, dining room, three bedrooms, bathroom and a low maintenance rear garden with brick storehouse to the rear.

LOUNGE

With solid wood front door, radiator, brick built fire surround with archway leading through to dining room.

DINING ROOM

With radiator.

KITCHEN

A fitted kitchen comprising of a range of solid wood eye and base level units, laminate work surfaces, ceramic sink, wall mounted gas Worcester Bosch combi boiler, radiator, freestanding oven, extractor fan, tiled flooring and door to porch area.

UTILITY ROOM

Comprising a space for a washing machine, tiled floor and a sliding door to WC.

WC

Comprising of a low flush WC and tiled flooring.

BEDROOM ONE

A double bedroom with radiator and uPVC window.

BEDROOM TWO

A double bedroom with radiator.





BEDROOM THREE

Accessed via bedroom two, single bedroom with radiator.

BATHROOM

A three piece suite comprising low flush WC, sink, shower enclosure with mixer shower, tiled floors, vinyl flooring and panelled radiator.

PORCH/LEAN TO

With outside tap and quarry tiled floor.

OUTSIDE

To the rear there is a garden mainly block paved with rockery and raised beds. The property also benefits from a brick built coal house and there is on street parking available to the front.



VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: Hinckley & Bosworth Borough Council.

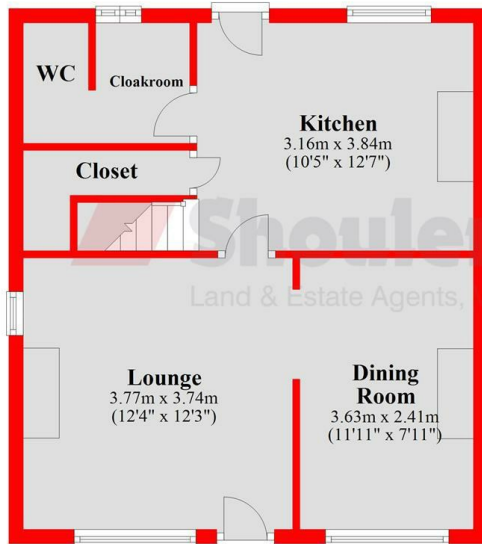
VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

DIRECTIONS: To locate the property from High Street take the third exit off the roundabout onto Main Street. Proceed down this street and the property can be found on your right hand side before the road bears left.

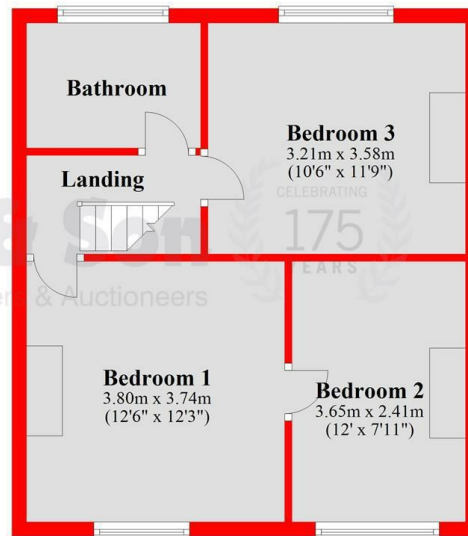


Floor Plan

Ground Floor
Approx. 44.0 sq. metres (473.4 sq. feet)

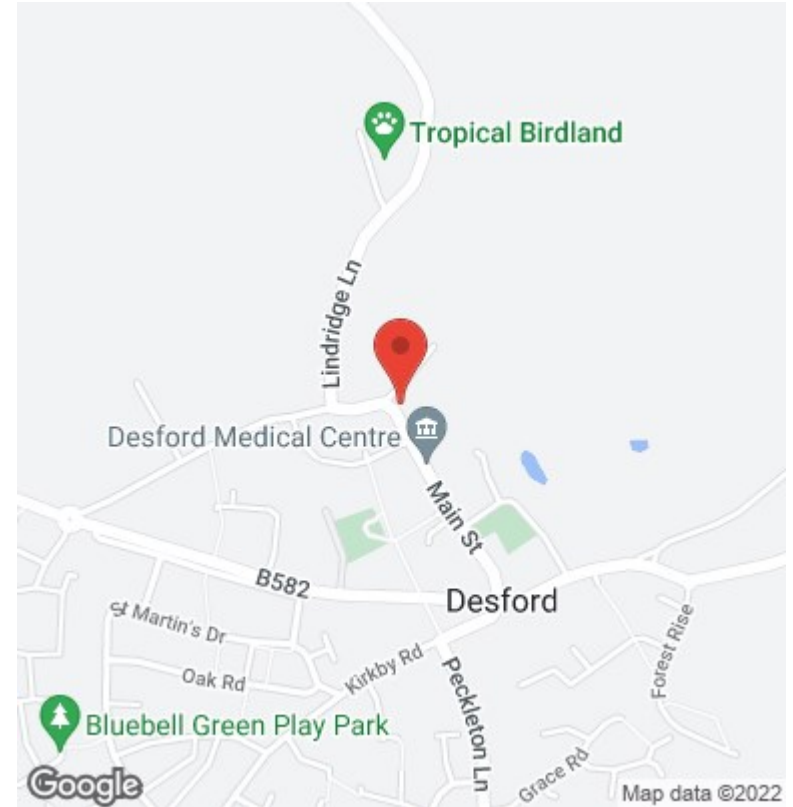


First Floor
Approx. 42.3 sq. metres (455.0 sq. feet)



Total area: approx. 86.3 sq. metres (928.4 sq. feet)

DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating	
Band	Score
A	92-100
B	81-91
C	69-80
D	58-68
E	49-57
F	39-48
G	1-38

Not energy efficient - higher rating recommended

England & Wales EU Directive 2002/91/EC

Current: 46
Potential: 85