



# 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)

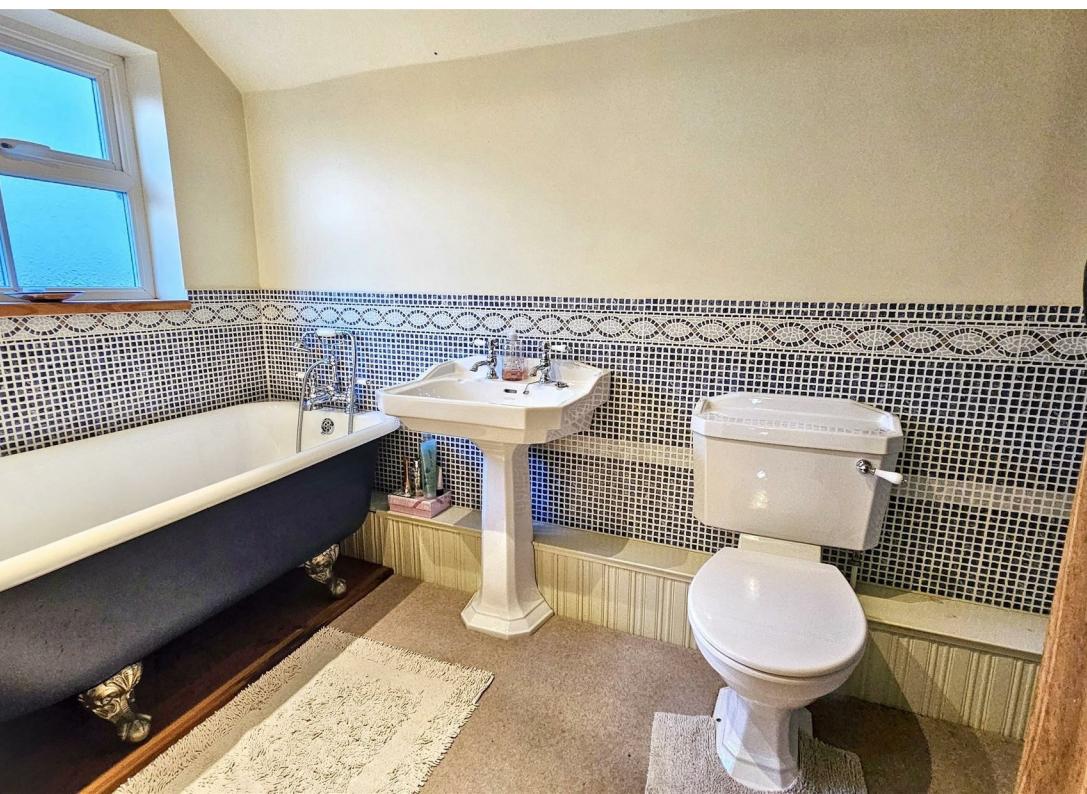
**Bedroom 4**  
11'10" x 9'7" (3.62m x 2.94m)

**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)

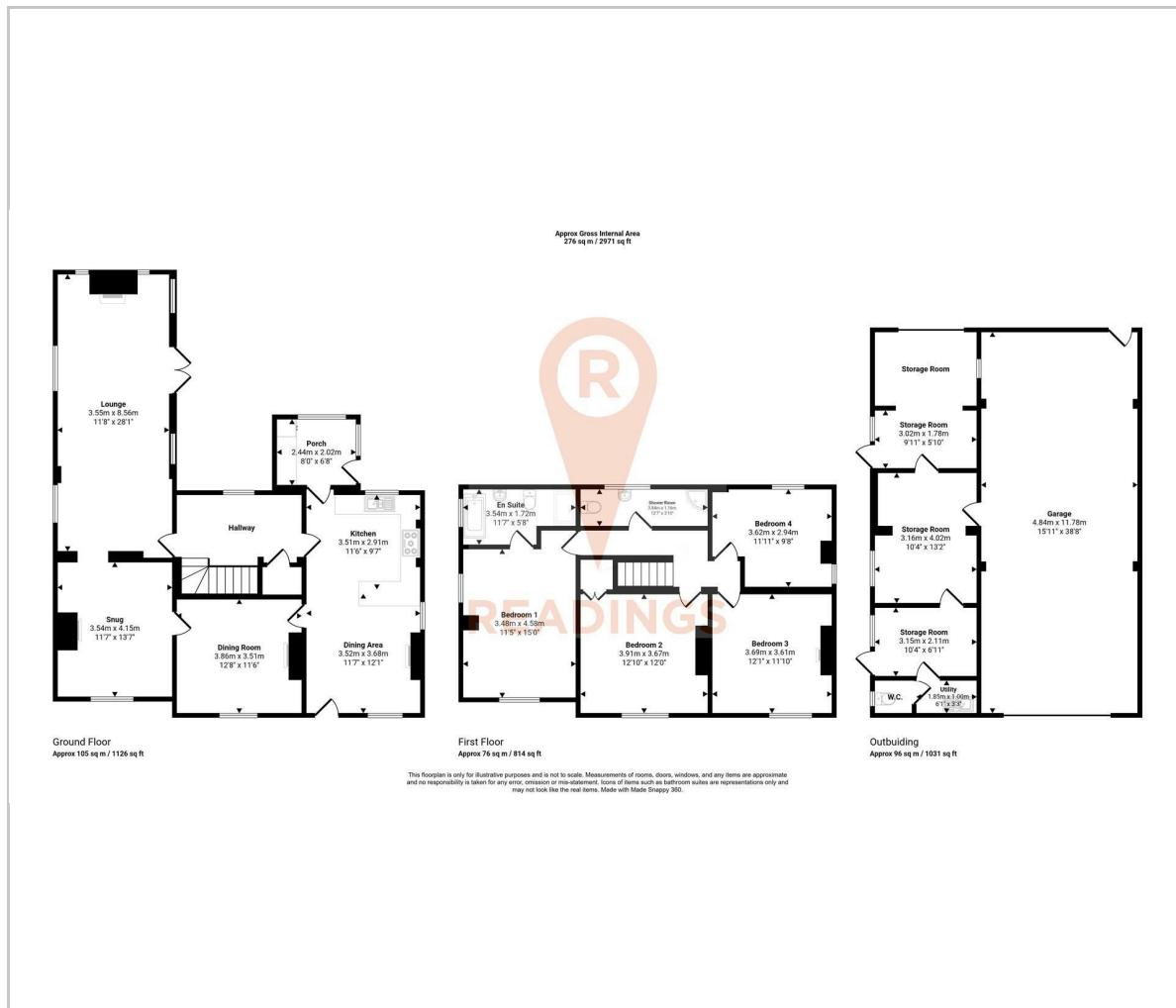
**Outside**  
The property stands on a sizeable plot with a lawned garden to the front, car standing bounded by a wrought iron double gates, a full-width patio, and further lawned gardens with mature shrubs.. The whole enjoying a private aspect adjacent to farmland.



#### Property Information

Tenure: Freehold  
Local Authority: Hinckley & Bosworth  
Council Tax Band: D. Business rates may be payable on the workshop.  
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.

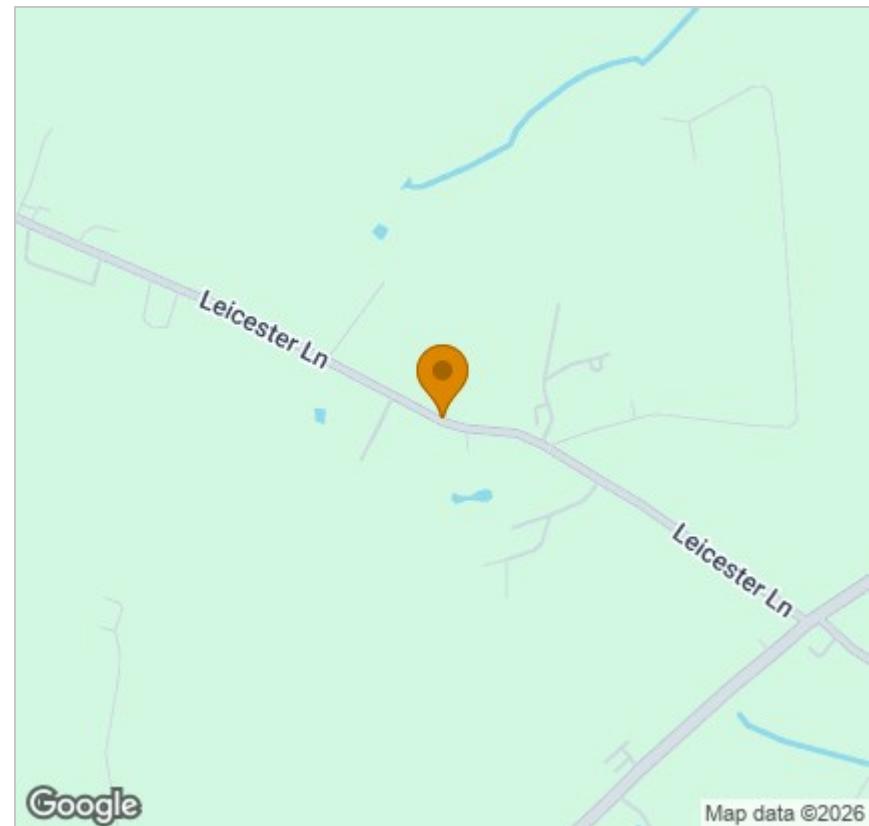
## Floor Plan



## 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

