



BURROUGH COTTAGE

MAIN STREET, BURROUGH ON THE HILL

JAMES  
SELLICKS



## “... TRADITIONAL CHARM & MODERN COMFORT ...”

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**Burrough Cottage is a delightful, four-bedroom extended cottage offering the perfect blend of traditional charm and modern comfort with spacious and light-filled accommodation, sitting on a generous plot of approximately a third of an acre with breathtaking viewings of the rolling countryside.**

30 ft. Open Plan Living Kitchen • Three Reception Rooms • Utility Room & Boot Room, Downstairs Cloakroom • Four/Five Bedrooms • Two Bath/Shower Rooms • Off-Road Parking, Single Garage • Well-Established Rear Garden, Approx. 0.3 Acre Plot • Countryside Views • Peaceful Village Location • EER - D

### Ground Floor

Entered via an entrance porch, the cottage provides ample living space with multiple reception rooms. There are two reception rooms to the front of the property, both with bay windows and feature fireplaces. The reception room to the left is currently set up as a study and offers ample built-in storage plus a log burning stove. The reception room to the right flows through to an inner hall giving way to the downstairs cloakroom and further accommodation. The main reception room sits to the rear of the property, a generously-proportioned room with a log burning stove and a French door opening out to the rear patio.

Adjacent to the main reception room is the wonderful open plan living kitchen, spanning approximately 30 ft. This light and airy space is the heart of the home, perfect for cooking, dining, and entertaining. The kitchen area itself has a comprehensive range of modern shaker style timber units with a variety of integrated appliances plus space for both an American style fridge freezer and Range style cooker. The dining and living area flow seamlessly into the garden via a French door allowing for that much sought-after indoor-outdoor living. The ground floor is completed by a rear boot room and a spacious utility room providing further storage and space for white goods.



## First Floor

The light and airy first floor landing offers plentiful storage and access to the bedroom and bathroom accommodation. The dual-aspect principal bedroom sits to the rear of the property with beautiful views over the garden and countryside beyond, complete with an ensuite bathroom and adjacent walk-in wardrobe with fitted storage that could be utilised as a fifth bedroom. There are a further three well-appointed, double bedrooms with ample space for free-standing furniture and all served by a shower room. The shower room comprises a large walk-in shower, wash hand basin, low flush lavatory and heated towel rail.

## Outside

One of Burrough Cottage's standout features is the wonderfully landscaped outdoor spaces. To the front of the property, double wrought-iron gates open onto a generous gravelled driveway with mature planting, specimen trees and a paved pathway leading to the front door. The single garage is accessed from the front and has an electric up and over door with a pedestrian access to the right-hand side leading to the rear garden.

A sizeable, tiered patio sits directly off the rear of the property with ample space for outdoor seating. This patio then drops down to the extensive garden that is predominantly laid to lawn with mature trees and vibrant flower beds. A pathway leads down to the far end of the garden where there is a three large vegetable beds, a green house, a shed and an ornamental pond.

The garden is fenced or hedged on all sides creating a wonderful degree of privacy with low hedging to far boundary in order to take advantage of the incredible countryside views.

“... INCREDIBLE COUNTRYSIDE  
VIEWS ...”

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## Location

The delightful village of Burrough on the Hill is surrounded by some of Leicestershire's finest, rolling countryside. The village is close to both Melton and Oakham, providing a range of shopping and leisure facilities together with trains to Leicester. Main line rail services to London St Pancras are available from both Market Harborough and Leicester with travel time in less than one hour. Communications in the area are excellent and rail travel is further enhanced with the provision of motorway and trunk road networks all within reasonable travelling distance. Leisure facilities are immediately on hand with a good selection of bridlepaths and walks directly from the village. Sailing and other water activities at Rutland Water and golf at various nearby clubs. There is a gastropub in the village and close by are two renowned Farm Food Shops (Gates and March House Farm).

## Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating. Melton Borough Council – Tax Band F

## Tenure

Freehold

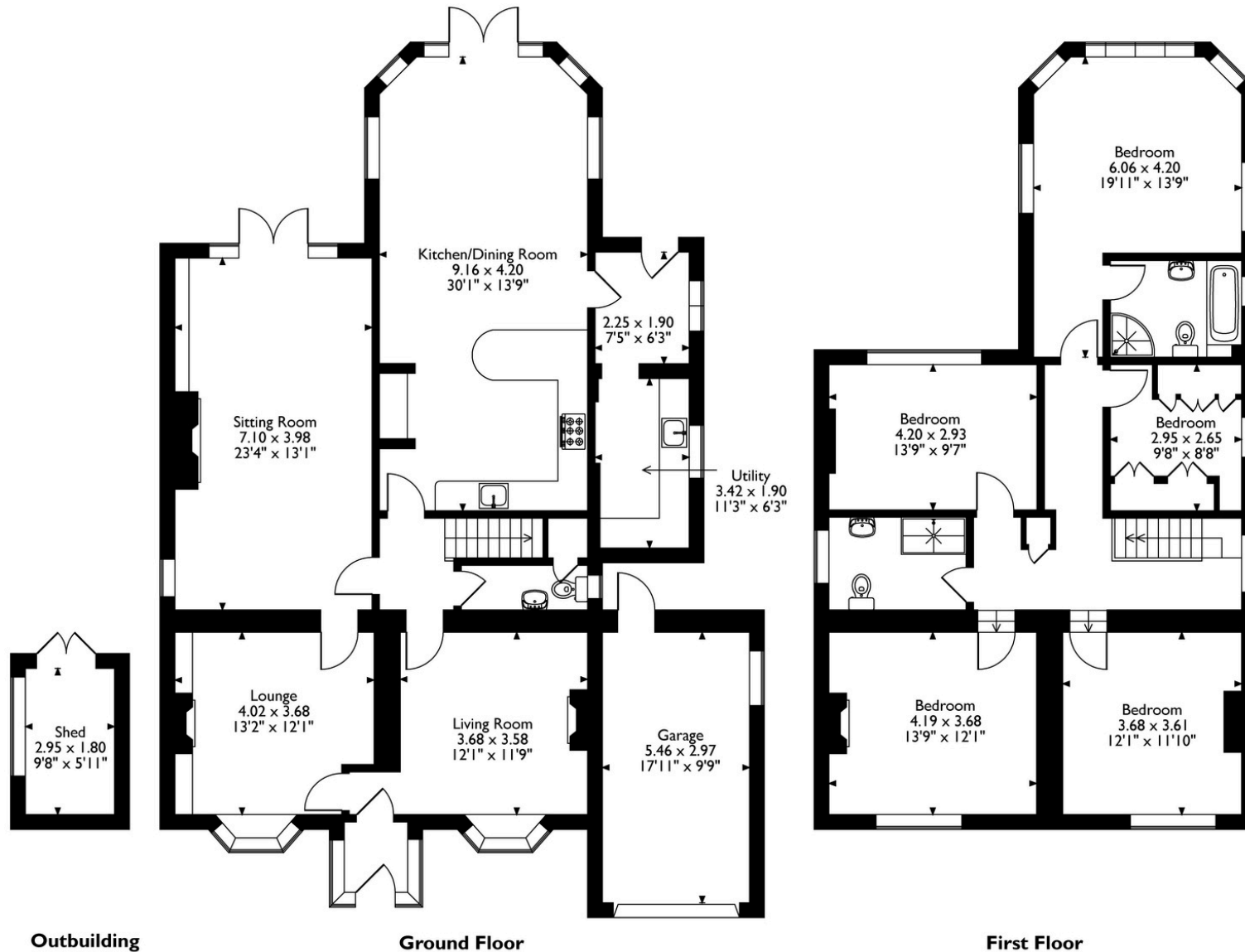




Burrough Cottage, 22 Main Street, Burrough on the Hill, Leicestershire LE14 2JQ

House Total Approx. Gross Internal Floor Area incl. Garage = 2658 ft<sup>2</sup> / 247 m<sup>2</sup>

Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	76 C
39-54	E		
21-38	F		
1-20	G		

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**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.