



SMITHY COTTAGE
MAIN STREET, PICKWELL

JAMES
SELICKS



“... THREE-BEDROOM, RED-BRICK COTTAGE ...”

Smithy Cottage is a charming, three-bedroom red-brick cottage offering deceptively spacious accommodation, pretty cottage gardens, off-road parking and garaging, situated at the heart of the peaceful village of Pickwell.

Open Plan Living Kitchen • One Reception Room • Utility Room, Downstairs Cloakroom • Master Bedroom Suite • Two Further Double Bedrooms • Family Bathroom • Front & Rear Gardens • Off-Road Parking, Double Garage • Village Location • EER - D

Ground Floor

A covered storm porch gives way to the front door opening into the entrance hall. The spacious entrance hall has stairs rising to the first floor, understairs storage and two sets of glazed double doors giving way to the ground floor accommodation.

To the right hand side of the dual-aspect living room spanning the depth of the property with a window to the front, a French door to the rear and a feature fireplace with an open fire.

To the other side of the entrance hall is the L-shaped open plan living kitchen, a spacious room with ample space for dining and soft seating areas. The kitchen itself has a good range of fitted units with a variety of integrated appliances, space for a Range style cooker and a French door opening out to the patio and garden.

An inner hall sits adjacent to the kitchen with a stable door opening out to the garden and further doors providing access to the downstairs cloakroom and utility room. The utility room is a fantastic size offering further storage and space for white goods.



First Floor

To the first floor, the light and airy landing gives way to the bedroom and bathroom accommodation. The master bedroom suite stretches to approximately 27 ft. and with a vaulted ceiling and windows to two elevations allows plenty of natural light. There are substantial built-in wardrobes with a dressing area and ensuite shower room. There are two further double bedrooms, both of a generous size and served by the family bathroom. The family bathroom comprises a bath, wash hand basin and a low flush lavatory.

Outside

A wooden hand gate opens into the well-established and wonderfully private front garden that is mainly laid to lawn with mature planting and a gravelled pathway leading to the front door. The garden is fully enclosed with either fencing or stone walling on all boundaries and benefits from a southerly-orientation making for a real sun trap!

To the rear of the property is a further garden that again is mainly laid to lawn with hedging or fencing on all sides and a large patio sitting directly off the living accommodation. A pathway leads from the patio to the end of the garden where a hand gate gives way to the property's off-road parking and double garage with an up and over door. A gravelled driveway to the left of the property provides vehicular access.

“... WELL-ESTABLISHED AND
WONDERFULLY PRIVATE
GARDEN ...”



Location

Pickwell is a tranquil village on the Leicestershire/Rutland borders. The village is located between the well-serviced market towns of Oakham and Melton Mowbray. The larger neighbouring village of Somerby offers a variety of services, including a village shop and post office, primary school, doctor's surgery and public house.

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating.

Melton Borough Council –Tax Band G

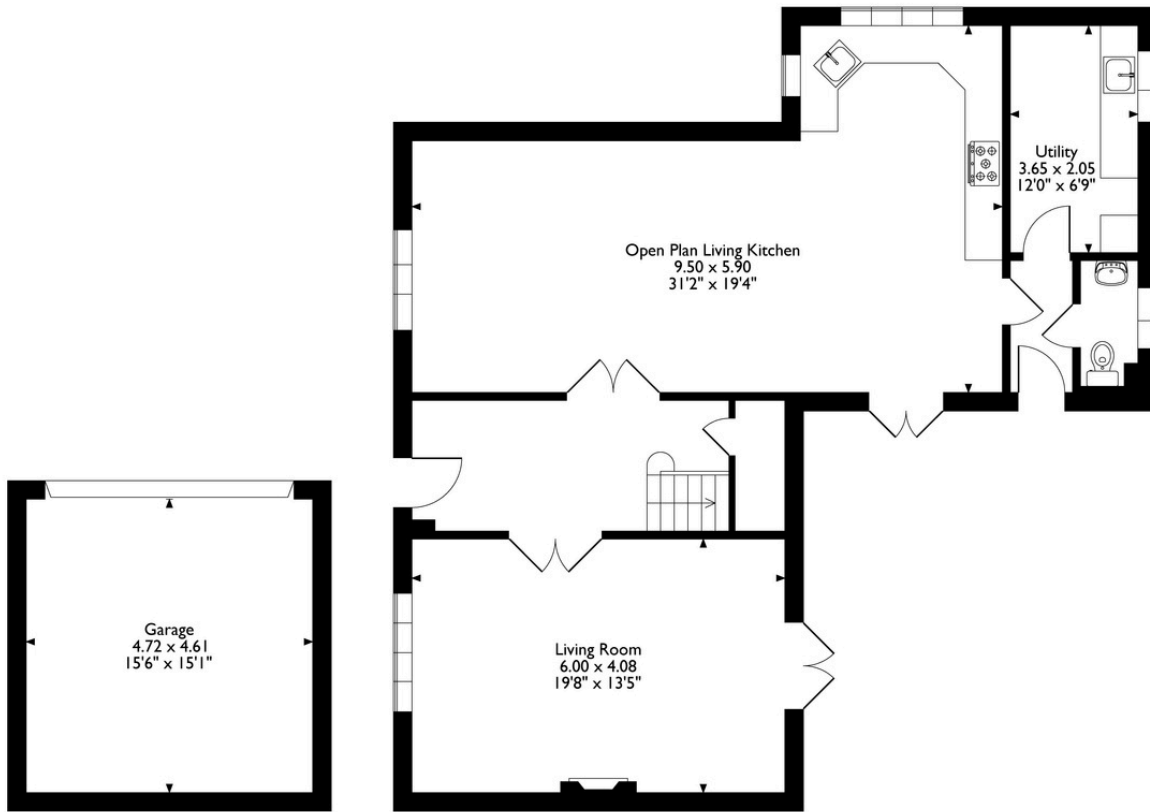
Tenure

Freehold

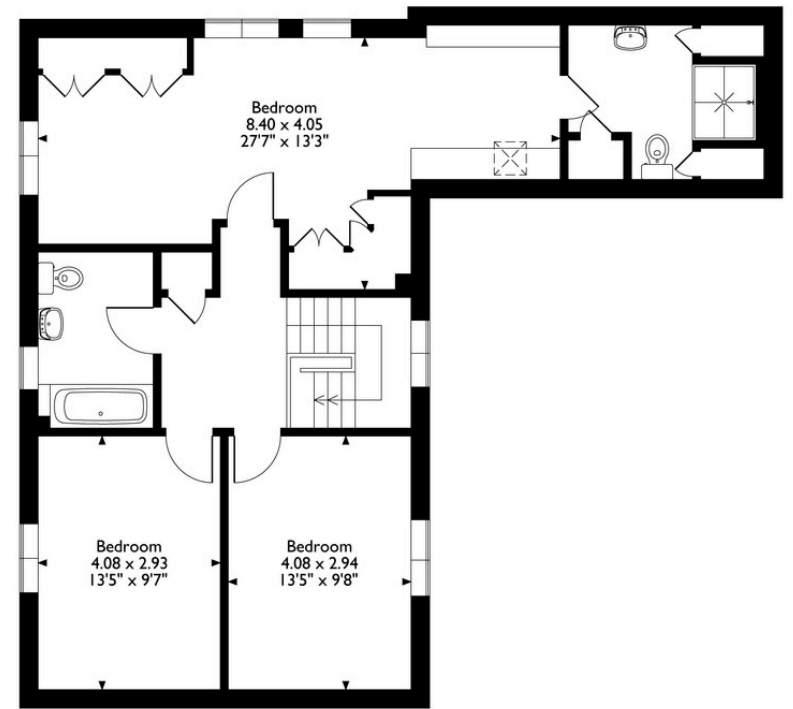




Smithy Cottage, 13 Main Street, Pickwell, Leicestershire LE14 2QT
House Total Approx. Gross Internal Floor Area incl. Garage = 2098 ft² / 195 m²
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor



JAMES SELICKS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	71 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.

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