



Merrylees Cottages, 5 Merrylees Road,  
Desford,  
Leicestershire, LE9 9FE





£215,000

### GENERAL

A superb end of terrace house in a semi rural location with fabulous southerly views. The house has been much improved over the years by the present owners and the accommodation briefly includes on the ground floor, a sitting room, dining kitchen and conservatory. On the first floor, there are two double bedrooms and a bathroom with a third bedroom/home office on the second floor. There is a south facing front garden which is very private with a summer house and covered eating area. The rear garden has been decked, perfect for outside dining and entertaining. There is also a detached single garage.



### LOCATION

Desford is a thriving village with a wide range of facilities including Bosworth Academy, rated as outstanding by Ofsted, a primary school, Nusery, doctors' surgery, dentist and various sports clubs. 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 reception hall.

## RECEPTION HALL

With tiled floor, stairs rising to first floor. Central heating radiator.

## SITTING ROOM

13'9" x 12'6"

With ornamental fireplace, picture rail, central heating radiator.

## DINING KITCHEN

12'4" x 11'5"

The dining kitchen is fitted with cream Shaker style base and wall units with integrated appliances including an electric hob and double oven. There is tiling to splashbacks PANTRY and understairs utility/cloakroom.

## UTILITY/CLOAKROOM

With plumbing for a washing machine. Low flush lavatory.

## CONSERVATORY

9'10" x 7'10"

Overlooking the rear garden. Electric wall heater.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom

## MASTER BEDROOM

12'5" x 9'3"

A delightful room with field views. Central heating radiator.

(Measurements include en-suite). Two recesses with space for cupboards and wardrobes.

## EN-SUITE

Shower cubicle with electric shower, wash hand basin and low flush lavatory.

## BEDROOM TWO

11'4" x 7'10"

Double bedroom. Central heating radiator.

## BATHROOM

Suite comprising contemporary shower bath with electric shower over, wash hand basin with mirror and low flush lavatory.

## ON THE SECOND FLOOR

An enclosed staircase rises to bedroom three.

## BEDROOM THREE

11'6" x 9'4"

This makes an ideal home office or third bedroom. There are two roof lights. Central heating radiator (first measurement 8'9" x 5' eaves height, second measurement 8' to 5' eaves height).

## OUTSIDE

A shared path leads to the front garden.

## FRONT GARDEN

The front garden has been beautifully landscaped and well screened for privacy. The garden is lawned with and there is a Summer House with covered dining area included in the sale.

## TO THE REAR

To the rear of the house there is a decked garden again, perfect for outdoor dining and entertaining. To the side of the garden is a storage shed and toilet. A gate leads to a shared access road off which there is a SINGLE GARAGE.

## IMPORTANT NOTE

The owners have shared access at the back of the property and down the side. The back is shared between houses 1-8 and the side is shared between 4 and 5.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E	39		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



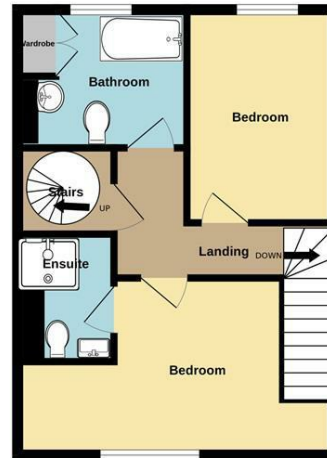




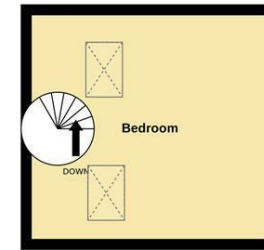
Ground Floor



1st Floor



2nd Floor



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