



Sunmead Cottage, 21 Brook Street,
Huncote,
Leics, LE9 3AB





£369,950

GENERAL

A charming cottage of considerable character which has been beautifully styled by the present owners. Whilst Sunmead Cottage has been significantly upgraded in recent years, period features such as beamed ceilings and wall timbers have been preserved. The accommodation briefly includes on the ground floor, a reception hall, a warm welcoming sitting room with wood burning stove and beamed ceiling and dining kitchen with French doors opening into the garden. On the first floor there are two double bedrooms, a single bedroom and luxurious bathroom. Outside there is garage and pretty landscaped garden.



LOCATION

Sunmead Cottage is located on Brook Street at the bottom of which is Brook House Gardens, a pleasant, relaxing area overlooking Thurlaston Brook. Huncote is a thriving village located to the South West of Leicester. The village is well served with shops and a primary school. Narborough, which has a railway station with trains to Leicester and Birmingham, is close by. Huncote is incredibly well located for access to the motorway and shopping at Fosse Park.

THE COTTAGE

The accommodation is arranged as follows. Front door opening into entrance hall.

ENTRANCE HALL

A good sized entrance hall with door opening into reception hall.

RECEPTION HALL

A lovely light space with bay window overlooking the garden. Stairs rising to first floor and opening into the sitting room.

SITTING ROOM

12'1" x 10'8"
A lovely cosy room with beamed ceiling. There is a wood burning stove and an alcove with built in cupboard, which includes book shelving, wall light points, central heating radiator.

DINING KITCHEN

13'6" x 11'6"
The dining kitchen is fitted with a traditional Shaker style kitchen with painted fronts and hard wood work surfaces. There is a Range style cooker with five gas burners and two ovens. At one corner of the room there is a pantry cupboard. Inset Belfast sink and drainer unit, tiled finish to floor and French doors open into the garden. Central heating radiator.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

LANDING

Opening off the landing are the bedrooms.

BEDROOM ONE

12'5" x 10'3"
A delightful room with dual aspect windows, overlooking the front and rear garden. Central heating radiator.

BEDROOM TWO

12'2" x 6'
With useful cupboard. Central heating radiator.

BEDROOM THREE

9'2" x 6'11"
A pretty single bedroom with a cast iron fireplace and central heating radiator.

BATHROOM

A luxurious bathroom with oak boarded floor and suite comprising a P shaped bath with shower screen with both rainfall and hand held shower attachments. Wash hand basin set on a stand, low flush lavatory, traditional heated towel rail with tiling to the floor and splashback areas.

OUTSIDE

To the front of the cottage there is a partly stoned area for parking, a low privet hedge and a large Magnolia tree. Opening onto the drive is the SINGLE GARAGE (18' x 8'5") - (Anybody wishing to park a car in the garage should check the dimension.)

THE GARDEN

The rear garden is landscaped with various seating areas perfect for outdoor dining and entertaining.

IMPORTANT INFORMATION

Council Tax Band Blaby C.



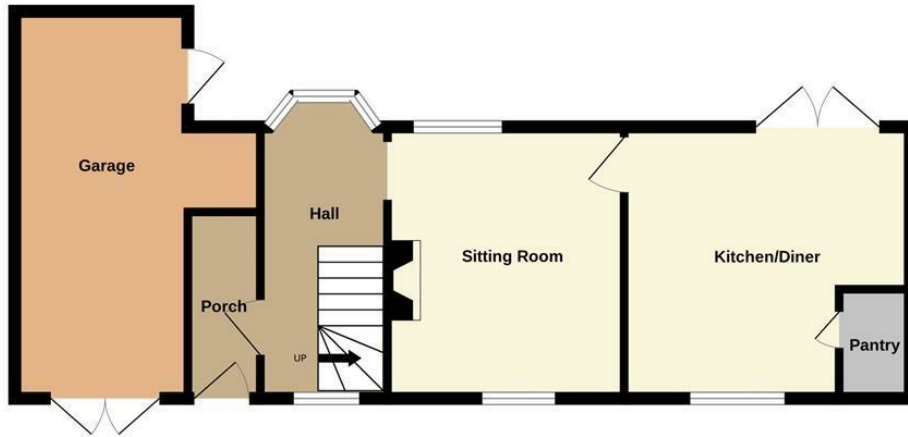
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



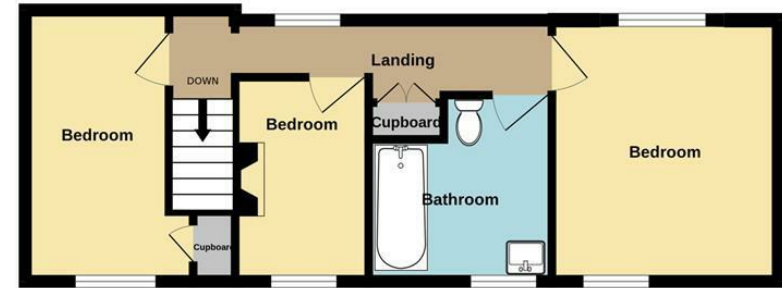




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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