



29 Lindridge Lane,  
Desford,  
Leics, LE9 9GN





£750,000

#### GENERAL

A charming semi detached cottage in an idyllic setting with gardens and paddock extending to approximately 1.7 acres. The cottage, which is full of character, has been improved with considerable style and flair over the years. Originally one of three cottages, two of which have been incorporated to form Number 29. The accommodation briefly includes a delightful open plan dining hall with wood burning stove, a sitting room, a wonderful contemporary kitchen and conservatory. There are four double bedrooms with an en-suite to the master together with a luxurious bathroom. Outside there is a double garage, landscaped gardens, stable block and paddock.

Planning permission has been granted to extend the house, creating a first floor sitting room, from which the exceptional country views can be enjoyed. (Please see visual).



## LOCATION

The cottage is located just outside Desford, a thriving village with a wide range of facilities including Bosworth Academy, rated as outstanding by Ofsted, a primary school, N Nursery, 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 COTTAGE

The accommodation is arranged over two floors as follows. Front door opening into the dining hall.

## DINING HALL

21'3" x 9'4"

A superb introduction to the cottage. There is a wood burning stove, to one side of which are the original cupboards with panelled doors, ceramic tiled finish to floor, understairs storage cupboard and an enclosed staircase rising to the first floor master bedroom.

## SITTING ROOM

15'6" x 13'6" inc stairs

An elegant room with a large bow window, central heating radiator and double doors opening into the kitchen. A passage leads from the sitting room to the conservatory, fourth bedroom/home office and bathroom. (measurements include stairs).

## KITCHEN

17'5" x 13'

The kitchen has recently been re fitted with a contemporary range of base and wall cabinets with high quality composite work surfaces and a large central island. Integrated appliances include two "Neff" ovens, a five ring induction hob and "Bosch" dishwasher. There are bi-fold doors opening onto the terrace.

## UTILITY ROOM

11'2" x 5'

There are fitted units under which there is plumbing for a washing machine. Door to outside.

## CONSERVATORY

10'3" x 9'10"

With French doors opening into the garden.

## BEDROOM FOUR/HOME OFFICE

10'9" x 9'8"

This room is currently being used as a home office. The room that is full of character with an inglenook style recess, central heating radiator. It works well as a bedroom as there is a bathroom opposite.

## BATHROOM

A luxurious bathroom with a suite comprising a panelled bath with central tap, shower enclosure, wash hand basin on floating vanity unit with "Francis Pegler" tap, vertical radiator and low flush lavatory with a "Gerberit" flush system.

## ON THE FIRST FLOOR

There are two staircases to the first floor with an enclosed staircase from the reception hall rising to the master bedroom and another staircase from the sitting room accessing two further bedrooms.

## MASTER BEDROOM

13'2" x 10'8"

A lovely room with a bank of fitted wardrobes running along one wall, all of which have integral lighting and an LED lit display shelf at one end. Central heating radiator.

## EN-SUITE

Shower enclosure with body jets, wash hand basin set in full height vanity unit with medicine cabinet over, low flush lavatory, chrome ladder style towel rail.

## THE MAIN STAIRCASE

The main staircase rises from the sitting room to the landing.

## FIRST FLOOR LANDING

Opening off the landing are two bedrooms.

## BEDROOM TWO

12'5" x 8'7"

Country views. There are two recessed storage areas and a hanging area. Central heating radiator.

## BEDROOM THREE

11'2" x 10'

A double bedroom with shower enclosure and two recessed storage areas. Central heating radiator.

## OUTSIDE

A five bar gate opens onto a stoned parking area where there is a double garage.

## DOUBLE GARAGE

18'5" x 17'6"

Electric roller shutter door and storage over,



### THE MAIN GARDEN

The main garden is to the side of the property. Adjoining the cottage there is a terrace and steps up to the main lawn where there is an insulated SUMMER HOUSE (16'10" x 8'5") with wood burning stove and power connected. There is a deck to the front, a perfect space for parties and entertaining. The garden is principally lawned interspersed with trees.

To one side of the garden is a STABLE BLOCK with gate opening back into the main parking area.

### PADDOCK

A good flat paddock with mature hedges running along the boundaries.

### IMPORTANT NOTE

There is a shared drive over which the owner has a right of way.

### COUNCIL TAX BAND

Hinckley and Bosworth Council. Tax Band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC:	























Ground Floor



1st Floor



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