



41

Lorne Cottage, 41 Lindridge Lane,  
Desford,  
Leics, LE9 9GN





£625,000

#### GENERAL

A charming cottage in idyllic country setting located on the highly desirable Lindridge Lane. Lorne Cottage is full of character with some lovely period features including beamed ceilings and an inglenook fireplace. The cottage has been improved with considerable style over the years and has been beautifully presented by the present owners. Outside there are exceptional mature gardens with lots of space for outdoor dining and entertaining. The accommodation briefly includes on the ground floor, a good sized reception hall, a cosy sitting room with inglenook fireplace and a wonderful open plan living kitchen. On the first floor there are three double bedrooms and a luxurious bathroom.

The cottage is well set back from the road with a good sized parking area and garage with an attic room over (with potential to create an en suite bedroom subject to the usual consents). There is also a garden room with bi folds and a floor above.



## LOCATION

Desford is a thriving village with a wide range of facilities including The Bosworth Academy, rated as "Good" by Ofsted, a primary school, nursery, doctors' surgery, dentist, local shops, public house, church and various sports clubs. Desford is also in the catchment for the Market Bosworth School which has an "Outstanding" Ofsted rating. 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 reception hall.

## RECEPTION HALL

14'1" x 10'

With stairs rising to the first floor, a reclaimed parquet floor and Victorian ornamental fire surround with cupboard to one side. There is a beamed ceiling and understairs storage cupboard.

## SITTING ROOM

14'9" x 14'2"

A delightful room, the principal feature of which is the inglenook with wood burner. There is a heavily beamed ceiling, wall light points and a central heating radiator.

## LIVING KITCHEN

26'9" x 10'4"

A wonderful open plan living space. The kitchen area is fitted with a comprehensive range of wall and base cabinets with polished quartz work surfaces and integrated appliances include a "Neff" induction hob and "Neff" single oven. There is also a dishwasher, an integrated washer/dryer and fridge/freezer. The kitchen area has an engineered oak floor and there is a beamed ceiling. French doors open from the dining area onto the terrace.

## REAR HALL

Door to the living kitchen, back door, quarry tiled floor and cloakroom.

## CLOAKROOM

With low flush lavatory and wash bowl. Central heating radiator.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

## FIRST FLOOR LANDING

Opening off the landing are the bedrooms.

## PRINCIPAL BEDROOM

15' x 14'6"

A charming room which overlooks the front garden. Central heating radiator.

## BEDROOM TWO

10'7" x 10'6"

Overlooking the rear garden. Beams to the ceiling, fitted wardrobe and central heating radiator. (First measurement extends to 13'4").

## BEDROOM THREE

12' x 10'8"

With beamed ceiling and dual aspect with one window overlooking a neighbouring field and the other overlooking the rear garden. Central heating radiator.

## BATHROOM

A luxurious bathroom with contemporary bath, square wash hand basin set on vanity unit with cupboard beneath, low flush lavatory and a shower enclosure with a large drenching shower head. Engineered oak floor. Central heating radiator.

## OUTSIDE

A gate opens onto the stoned parking fronting onto which is the garage. A hand gate opens onto a stoned path which runs down through the garden with lawn to one side, heavily stocked flower and herbaceous borders.

## SINGLE GARAGE

With a set of double doors. Above the garage there is an ATTIC ROOM 13'1" X 8'6" with two velux windows, plus a further room which was conceived as an En-Suite. It should be noted that, subject to all the necessary consents for further development, this would make a superb guest suite or home office.

## THE MAIN GARDEN

The main garden is to the rear. Adjoining the cottage, there is a raised terrace. An archway leads you down to a further lawn where there is Garden Room with bi fold doors.

## COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band D.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	











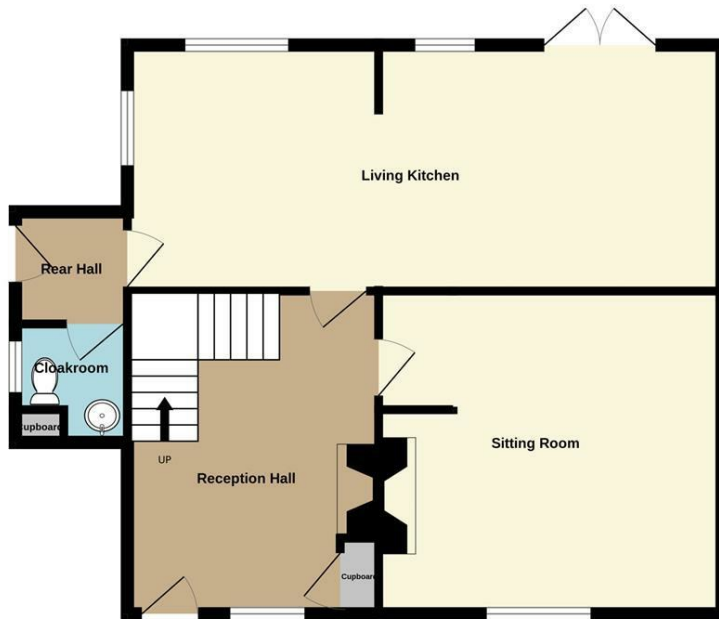




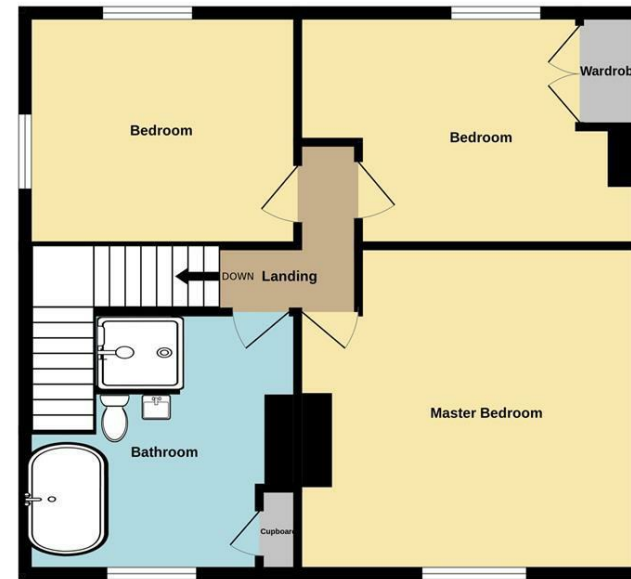




Ground Floor



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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