



2 Lindridge Lane,
Desford,
Leicestershire, LE9 9GN





£425,000

GENERAL

A charming period detached cottage of considerable character with idyllic South facing gardens. No.2 Lindridge Lane is a delightful cottage located in the popular village of Desford. The accommodation briefly includes on the ground floor, an open plan kitchen with dining area, sitting room, home office, utility room and WC. On the first floor, there are three bedrooms, together with a dressing/cot room and shower room. Outside, there is a pretty south facing garden together with storage shed and off street parking.



LOCATION

Desford is a thriving village with a wide range of facilities including Bosworth Academy, rated as outstanding by Ofsted, a primary school, Nursery, doctors' surgery, dentist and various sports clubs. There is a Co-op supermarket within walking distance of the cottage. 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 kitchen.

OPEN PLAN DINING KITCHEN

19'1" x 16'9" max red to 9'9"

A wonderful room where the owners have made a feature of the original range cooker. The kitchen area is fitted with base and wall cabinets, with an inset sink and drainer unit and an electric cooker point. There is space and plumbing for a dishwasher, beamed ceiling. (Please note the Range is not in working order).

There are steps up to the dining area. Stairs rise to first floor. Two central heating radiators.

SITTING ROOM

13'4" x 12'1"

A charming room with beamed ceiling. There is an ornamental fire surround with an electric coal effect fire and book shelving and a storage cupboard to one side. The original front door opens into the garden. Central heating radiator.

HOME OFFICE

8'7" x 4'2"

Central heating radiator.

UTILITY ROOM

9' x 6'8" inc cloakroom

Quarry tiled floor, plumbing for washing machine.

CLOAKROOM

Low flush lavatory, wash hand basin.

ON THE FIRST FLOOR

Stairs rise from the dining area to the first floor landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms and bathroom.

BEDROOM ONE

13'3" x 13'2"

There is a high ceiling giving a real feeling of space, fitted wardrobes, central heating radiator.

BEDROOM TWO

10'7" x 9'9"

Double bedroom with central heating radiator.

BEDROOM THREE

9'9" x 9'

There is a pretty ornamental period fire surround. Central heating radiator.

DRESSING/COT ROOM

8'5" x 4'2"

SHOWER ROOM

Shower enclosure, low flush lavatory, wash hand basin, chrome ladder style towel rail.

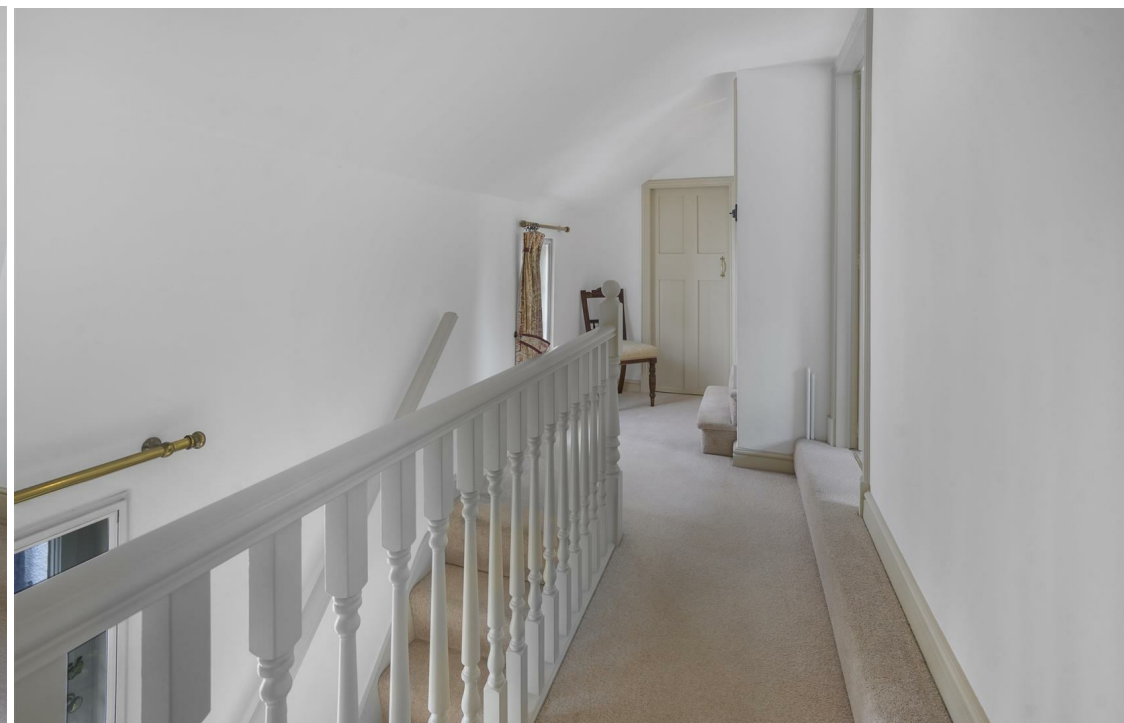
OUTSIDE

A five bar gate opens onto a drive and parking area. The garden is lawned with pretty flower borders and a terrace, which is a perfect spot for outdoor dining. To the side of the cottage is a stoned area where there is a storage shed.

COUNCIL TAX BAND

Hinckley and Bosworth Band D.





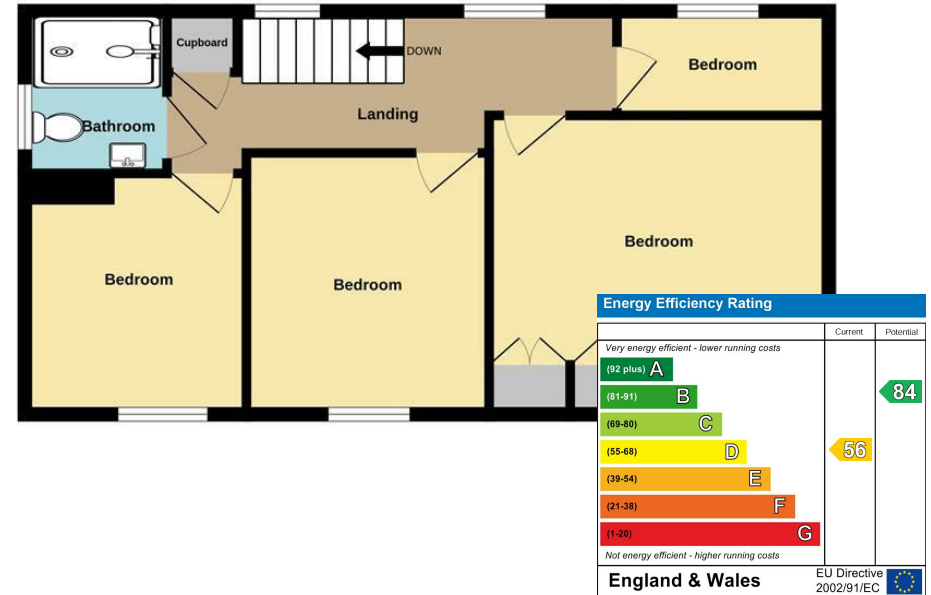




Ground Floor



1st Floor



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