

JAMES
SELICKS

19, 21 & 23 High Street
DESFORD, LEICESTERSHIRE



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19, 21 & 23 High Street

Desford
Leicestershire
LE9 9JF

Holding a prominent position in the centre of this west Leicestershire village, a spacious Grade II Listed cottage with a part commercial element (formerly the village Post Office). The property is thought suitable for a number of residential and commercial combined uses or incorporated into one residential dwelling (subject to the necessary planning consents).

Main House : entrance hall | sitting room | dining room | snug | breakfast kitchen | four first floor bedrooms | large en-suite | family bathroom | double brick built garage | block paved car standing | shaped, lawned gardens | EPC - D

Former Post Office : shop area | glass counter | store | WC | EPC - E

LOCATION

Desford village is very well thought of and is extremely popular by virtue of an interesting range of historic houses, prime property on generous plots, a strong sense of community centred around a popular pub, parish church and local schooling, of particular note the Bosworth Academy (rated Ofsted outstanding). The surrounding countryside is some of the county's finest with many scenic walks and bridle ways. The area provides excellent access into the major centres of employment at Leicester 7.4 miles distant and wider afield via the M1/M69 motorway junctions and the A46 Western Bypass.

ACCOMMODATION

The main house is entered via a part glazed front door into an entrance hall with decorative tiled flooring. The sitting room has an Inglenook fireplace, a cast iron fire with slate surround and inset gas living flame effect fire and cupboards either side, a walk-in storage cupboard and a window to the front elevation. The dining room has a cast iron fireplace, windows to the front and rear elevations and access to the snug, with a gas living flame effect fire, exposed brick chimneybreast, windows to the front and rear elevations and a door to the rear garden. The breakfast kitchen has a range of bespoke, hand finished eye and base level units, granite preparation surfaces, a Belfast sink, Stoves gas oven/grill, four ring gas hob with extractor unit above, a gas fired Rayburn cooking and central heating range, integrated dishwasher, fridge and freezer, plumbing for automatic washing machine, two rooflights, three windows to the rear elevation and door to the side.





To the first floor is a landing with built-in cupboards. The master bedroom has cast iron fireplace with timber surround, a storage cupboard, a window to the front elevation and an en-suite with a white three piece suite comprising low flush WC, pedestal wash hand basin and a cast iron freestanding roll edge bath with shower over, rooflight and window to the front elevation. Bedroom two has stripped floorboards and two windows to the front and rear elevations. Bedroom three has a window to the front elevation. Bedroom four has stripped floorboards and a window to the front elevation. The bathroom has a white four piece suite comprising low flush WC, pedestal wash hand basin and a cast iron freestanding roll edge bath and a shower cubicle, Vaillant wall mounted boiler and a window to the rear elevation.

OUTSIDE

To the rear of the property, accessed off Manor Road via an electric gate is block paved car standing leading to a brick built double garage, shaped, lawned gardens, a functioning well, a raised decked area, planted borders and fenced boundaries.

ACCOMMODATION

The former Post Office comprises a generous shop area with glazed shop front and glazed door, further windows to each side elevation and laminate flooring, a glazed counter with storage and shelving, a worktop and sink, office and a WC.

DIRECTIONAL NOTE

Proceed out of Leicester on the A47 Hinckley Road in a westerly direction, passing through the village of Kirby Muxloe, eventually taking a right hand turn at the Desford crossroads into Leicester Lane. Continue along this road into the village, crossing over the two mini-roundabouts. At the next roundabout take the first exit onto High Street, where the property may be found on the right hand side.

TENURE: Freehold

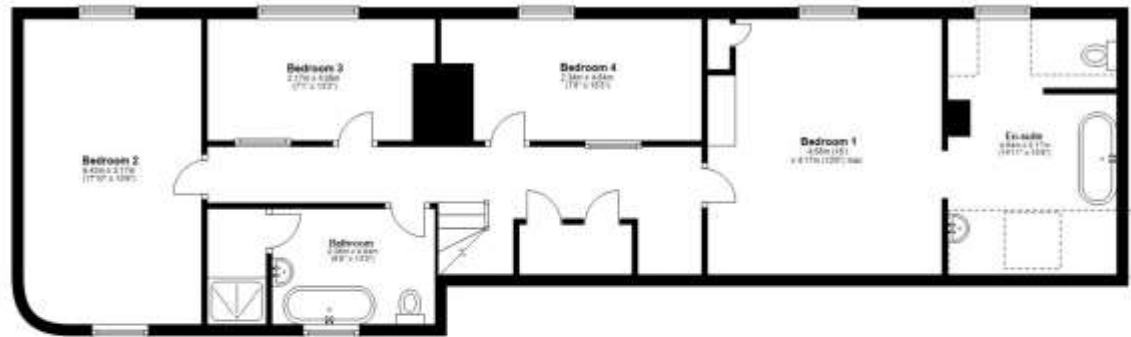
LOCAL AUTHORITY: Hinckley & Bosworth Borough Council

TAX BAND: D





First Floor



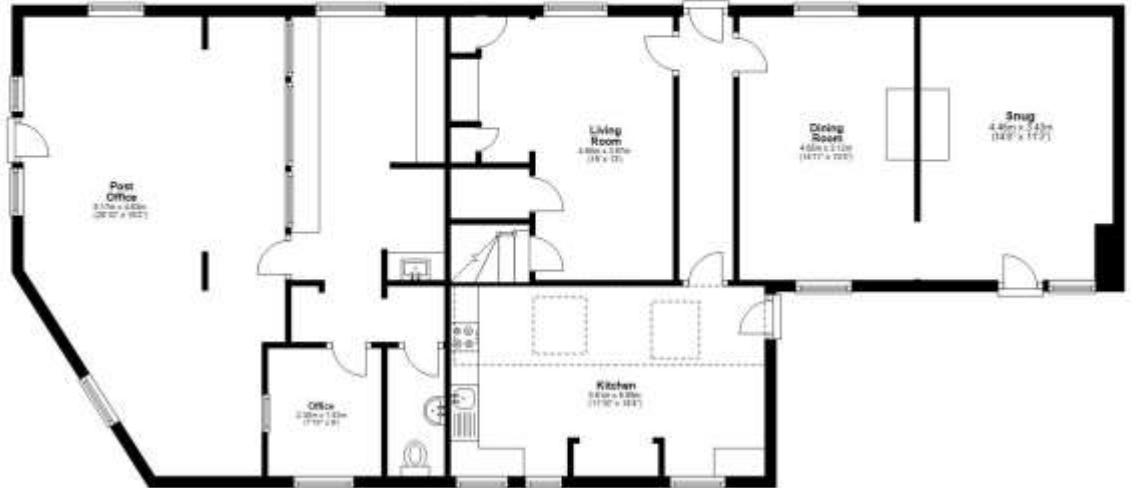
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Total Approximate Gross Internal Floor Area = 2434 SQ FT / 226 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



Ground Floor





Leicester Office
 56 Granby Street
 Leicester LE1 1DH
 0116 2854 554
 info@jamesellicks.com

Market Harborough Office
 01858 410008

Oakham Office
 01572 724437



JAMES SELICKS

www.jamesellicks.com

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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