

The Old Post Office
& Cottage
DESFORD
LEICESTERSHIRE

JAMES
SELLICKS

HIGH STREET

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19, 21 & 23 High Street

Desford
Leicestershire
LE9 9JF

Formerly the village Post Office, this property holds a prominent position in the centre of Desford and incorporates a spacious Grade II Listed cottage, making it suitable for a number of residential and commercial combined uses (subject to the necessary planning consents).

Former Post Office : 444 square feet retail space / 47 square feet office space
shop area | glass counter | store | WC | EPC – E

The Cottage : 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

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 former Post Office is self contained with its own separate access (plus disabled access) and separate utilities. There is a generous retail 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. **Estimated rental income £10,000 per annum.**

The Cottage 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. **Estimated rental income £10,000 per annum.**



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.

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

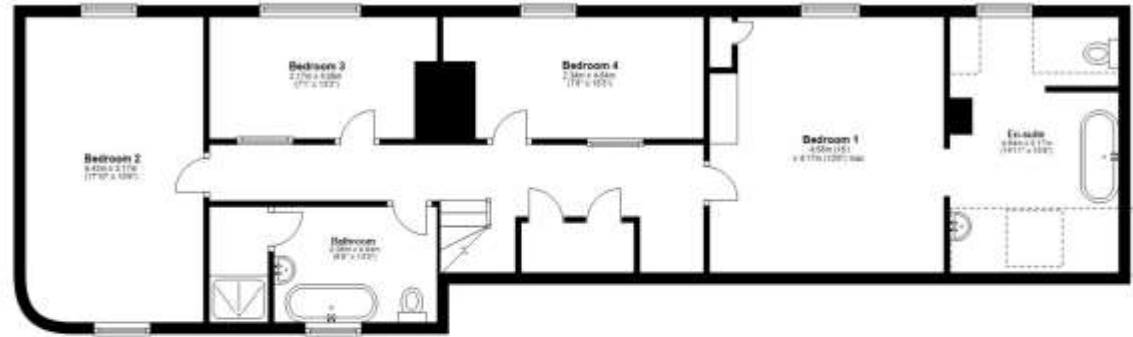
LOCAL AUTHORITY: Hinckley & Bosworth Borough Council

TAX BAND: D





First Floor



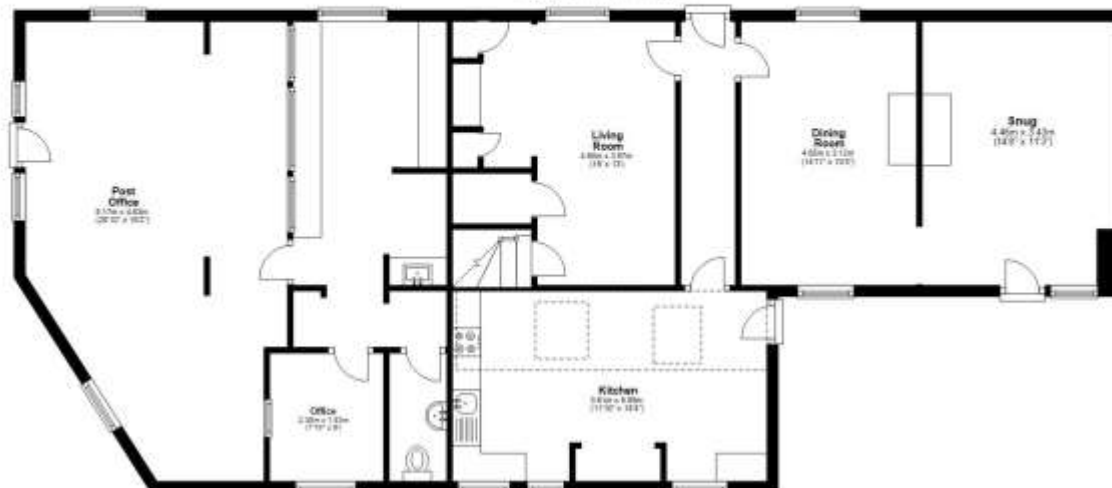
19, 21 & 23 High Street, Desford, Leicestershire LE9 9JF

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

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



Ground Floor





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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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