

# JAMES SELICKS

## 5 COTTAGE LANE

DESFORD. LEICESTERSHIRE LE9 9GF

GUIDE PRICE £595,000





A stunning, four bedroom, two bathroom detached cottage on a quiet lane in the heart of this west Leicestershire village, offering spacious accommodation, beautifully presented by the current owners.

Porch • reception hall/snug • dining room • through sitting room • dining kitchen • utility room • cloakroom • master bedroom • en-suite • three further bedrooms • family bathroom • driveway • double garage • further gated side driveway • attractive mature rear and side gardens • EPC – E

#### Location

Desford is located approximately eight miles west of Leicester city centre and has a good range of local amenities including shopping, schooling, public houses and is surrounded by some of Leicestershire's most attractive rolling countryside. Its location provides good access to the M1/M69 motorway networks and associated Fosse Retail Park.

#### Accommodation

A storm porch and wooden front door lead into an entrance hall with an inner door into a further reception hall/snug with a window to the front, housing the stairs to the first floor. Steps lead down into the dining room, with a window to the front. The spacious sitting room has dual aspect windows to the front and rear elevations, a feature brick fireplace with an oak beam mantel and an inset cast iron gas-fired burner on a tiled hearth, and French doors leading onto the patio.

The fantastic dining kitchen boasts a good range of eye and base level units and drawers with wooden preparation surfaces with tiled splashbacks and a Belfast sink with a mixer tap and window above. There is a Rangemaster professional oven double oven with grill, six-ring gas burner, feature tiled splashback and extractor unit above, plumbing for a dishwasher, inset ceiling spotlights, tiled flooring and a stable door leading onto the rear garden. A utility room with tiled flooring provides a range of base level units, a stainless steel sink and plumbing for an automatic washing machine, access to the rear of the house and a useful cloakroom providing a two piece suite.

To the first floor is a landing with a window to the side. The master bedroom has built-in wardrobes with mirror fronted sliding doors, a window to the rear elevation and an en-suite with wash hand basin set into a vanity unit with drawers beneath, an enclosed WC and a corner bath with shower attachment, a ceiling beam, stripped, painted floorboards and a window to the rear.

Bedrooms two and three each have a window to the front. Steps lead down into bedroom four, which has a dual aspect via windows to the front and side elevations. The family bathroom has a window to the side, houses the airing cupboard, wood laminate flooring and a contemporary suite comprising an enclosed WC, a wash hand basin with storage beneath and a walk-in, doorless tiled shower enclosure with fixed and flexible shower heads.







### Outside

To the front of the property is a driveway leading to a double garage with further gated car standing to the side. To the rear of the property are pretty lawned gardens with paved patio areas, a variety of trees, shrubs and plants, fenced and hedged boundaries.

**Tenure:** Freehold

**Local Authority:** Hinckley & Bosworth Council

**Tax Band:** E

**Listed Status:** None

**Conservation Area:** Desford.

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Fibre, 42mbps.

**Construction:** Believed to be Standard.

**Wayleaves, Rights of Way & Covenants:** None our Clients are Aware of.

**Flooding issues in the last 5 years:** None our Clients are Aware of.

**Accessibility:** Two-storey property, no accessibility modifications mad.

**Planning issues:** None our Clients are Aware of.

**Coal mining in the local area:** Coal mining in Desford ceased in 1984.





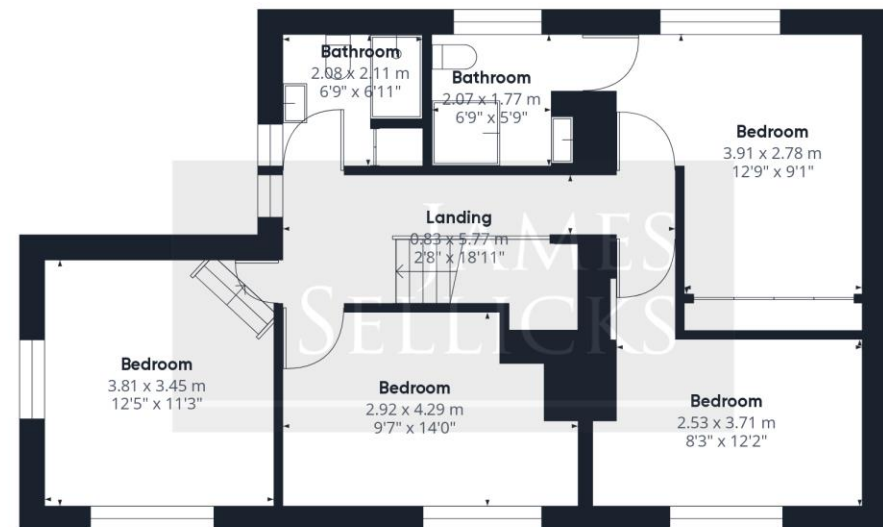
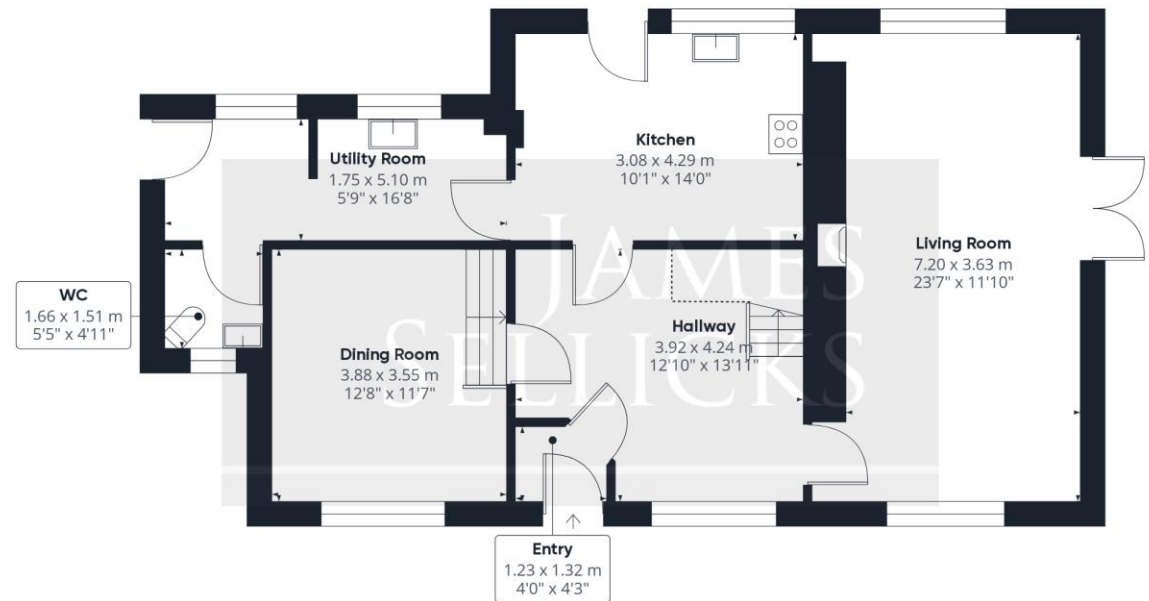




**5 Cottage Lane, Desford, Leicestershire LE9 9GF**

**Total Approximate Gross Internal Floor Area = 1609 SQ FT / 149 SQ M**

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





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#### Important Notice

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#### Measures 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.

