



*WESTFIELD FARM,  
15 DESFORD ROAD.*

**PE**  
PICKER  
ELLIOTT  
ESTATE AGENTS

Desford Road, Thurlaston LE9 7TE

Offers In Excess Of £250,000

**PE**  
PICKER  
ELLIOTT  
ESTATE AGENTS

110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

Welcome to this charming cottage located on Desford Road in the picturesque village of Thurlaston, Leicester. Steeped in history, the original part of this property dates back over 320 years, with the newest addition being from 1868, and offers a unique blend of old-world charm and modern comfort.

As you approach the property, you'll be pleased to find parking being created to the front, ensuring convenience for you and your guests. Upon entering, you'll be greeted by spacious accommodation that provides ample room for all your needs. The layout is perfect for both relaxing evenings by the fireplace and entertaining friends and family.

One of the highlights of this delightful cottage is the sun trap courtyard garden, complete with a decked seating area. Imagine enjoying your morning coffee or hosting summer barbecues in this tranquil outdoor space. It's the perfect spot to unwind and soak up the sunshine.

Located in a popular village setting, you'll have the best of both worlds - a peaceful retreat away from the hustle and bustle, yet with easy access to local amenities and community events. If you're looking for a cozy home with character, this cottage offers a warm and inviting atmosphere that is sure to capture your heart.



## Enter Via Original Timber Door into

### Entrance Lobby

With tiled flooring, double glazed roof, triangular feature window and original stone step leading through to

### Lounge

13'6" x 12'0" (excluding bay) (4.125 x 3.681 (excluding bay))  
UPVC double glazed bay window with built in wooden shutters, feature fire place with oak mantle and surround, stone hearth, large period log burner, central heating radiator and original single glazed window to side.

### Kitchen

11'11" (max) x 7'7" (max) (3.657 (max) x 2.330 (max))  
With access from entrance lobby, tiled flooring, range of cottage style kitchen units seated beneath square edge work surface, space for under counter fridge, space for slimline dish washer, Belfast style ceramic sink, UPVC double glazed window, electric oven, 4 ring gas burning hob with extractor, central heating radiator, access to under stairs pantry and access through to

### Dining Room

11'7" (max) x 13'2" (3.538 (max) x 4.018)  
With original period beams to ceiling, central heating radiator, built in corner period storage cupboard, brick built fireplace with tiled hearth, further built in period alcove cupboard and UPVC double glazed window to the front aspect.

### Rear Lobby

With access from the kitchen, tiled flooring, stairs leading to the first floor, central heating radiator, overhead storage space which houses the consumer unit and electricity meter and access to cloakroom for coat storage/boot storage also houses boiler and UPVC double glazed door opening out to the rear of the property.

### First Floor Landing

11'11" (max) x 11'4" (max) (3.657 (max) x 3.463 (max))  
Big open landing with UPVC double glazed window, central heating radiator, access to loft space and access to large built in storage cupboard with plenty of space suitable for desk/study.

### Main Bedroom

Entering through period style door with hardwood original flooring, UPVC double glazed window, central heating radiator and period feature fireplace with wooden surround and stone hearth.

### Bedroom Two

13'2" x 11'6" (4.028 x 3.517)  
With UPVC double glazed window, central heating radiator and built in wardrobes with sliding mirrored doors.

### Bathroom

With wood effect luxury vinyl tiled flooring, bath with central taps and faucet shower, fully tiled to the majority of bathing areas, wash basin with vanity unit, low level button flush toilet, two UPVC double glazed windows with frosted glass, double width shower cubicle with main shower and waterfall head and centrally heated chrome towel rail.

### Outside

#### To The Front of the Property

There will be provision for off road parking to the front of the property that will be able to accommodate at least one vehicle. There will also be railings to the front boundary. These works will be completed prior to sale.

#### Rear Courtyard Garden

Courtyard garden with access to three outside storage units, decked seating area and landscaped with cobbled blocks.

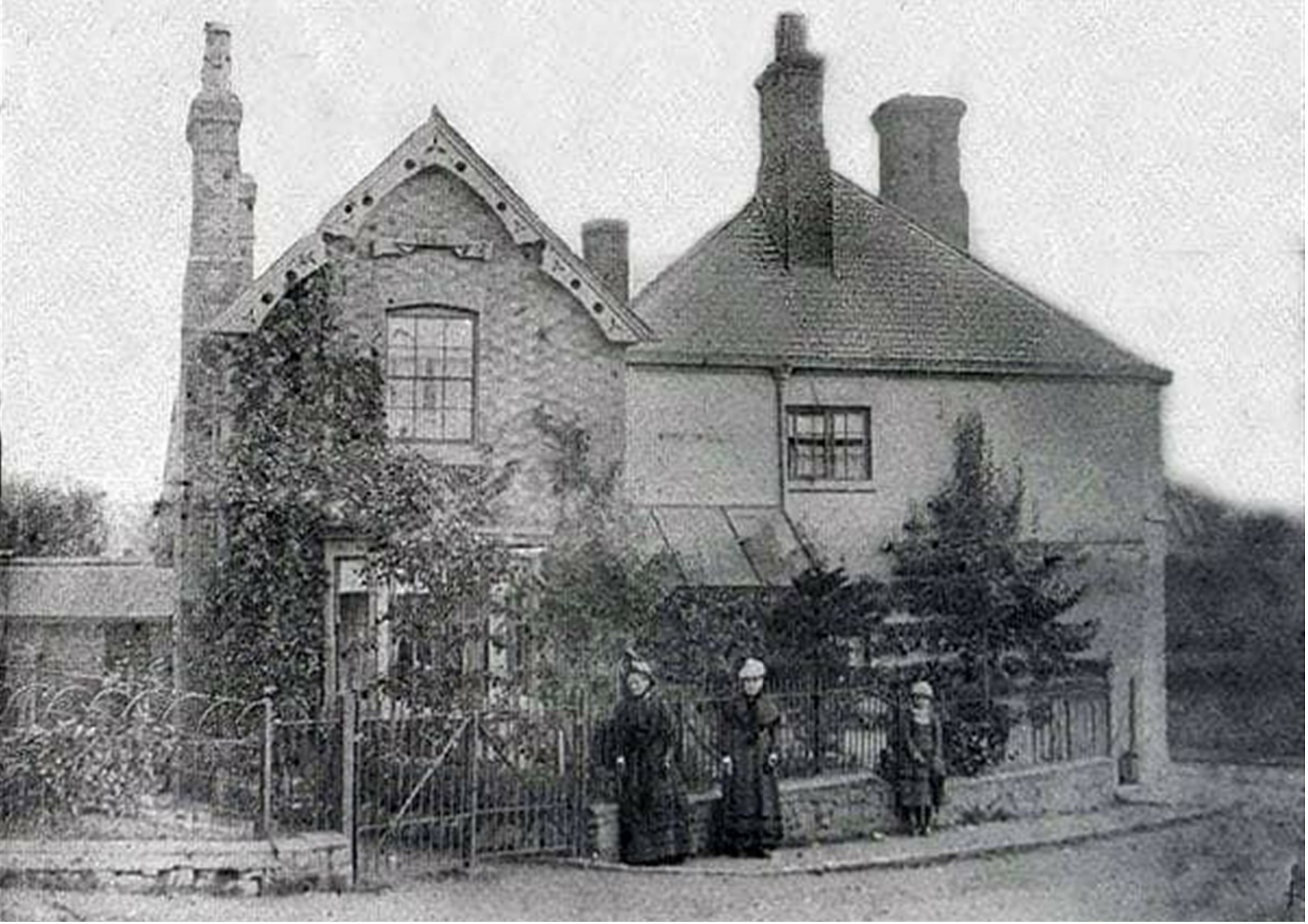
### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.
5. Where reference is made to planning permissions or

potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.
  7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.
  8. All main services are understood to be connected but have not been tested by the Agents.
  9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).
  10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible.
- MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



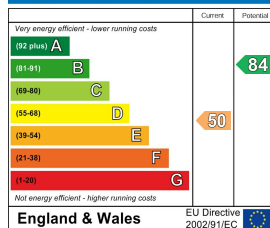




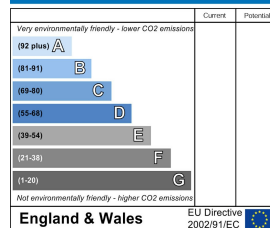
Total Area: 106.2 m<sup>2</sup> ... 1144 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



Registered company name: **Picker Elliott LTD**  
 Company registration number: **09153786**  
 VAT Number: **199 0836 58**

