



PICKER ELLIOTT
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Little End, Cadeby CV13 0AS

£595,000

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HINCKLEY, LE10 1DD
01455 612613

A quintessentially English cottage set in the heart of the sought after village of Cadeby, Leicestershire. Jasmine Cottage has been renovated and greatly improved, and boasts kerb appeal in abundance with sumptuous views over beautiful, landscaped, well-stocked borders with a lovely arrangement of shapes, textures and colours. Features also include its' light-filled sitting room with original leaded windows, private driveway, detached garage, and idyllic setting with outlooks onto the village church and surrounding countryside. The property is located on the corner of Little End in Cadeby, just 2 miles from the historic town of Market Bosworth, well-equipped with an array of shops, amenities, and schooling including the well-respected Dixie Grammar School. The village also offers excellent road links to Leicester, Hinckley, Nuneaton and Birmingham. The cottage is believed to have been built in 1865 and boasts a wealth of charm and character throughout, retaining many beautiful Victorian features with modern additions in keeping to the style of property. The accommodation is laid across two floors and briefly comprises; Porch, entrance hall, spacious lounge with period fire place, study, and impressive living, kitchen dining room, and a ground floor bathroom (ground floor rooms have underfloor heating and utilises a modern air source heat pump). The first floor has a landing leading to two bedrooms, and a cloakroom with w.c and hand basin. Outside, the property is surrounded by landscaped mature gardens with a private drive and detached garage. Council Tax Band: C. EPC:



Enter Via Wood Door into

Entrance

5'6 x 5'8 (1.68m x 1.73m)

With period tile flooring, double glazed window, bench draw storage shelving, cupboards with vaulted ceiling and leading through to

Main Hallway

14'8 x 4'2 (4.47m x 1.27m)

With period tile flooring, under floor heating, storage cupboard with sliding doors with pressure hot water cylinder and further doors leading to

Lounge

19'2 x 15'2 (5.84m x 4.62m)

With three period style double glazed windows one of which is a bay window, period style flooring, under floor heating, multi media socket points, feature multi fuel burning stove with concrete surround, storage cupboard and door to

Study

10'3 x 7'8 (3.12m x 2.34m)

With two double glazed windows, one period, one re fitted, period tiled flooring and under floor heating.

Living Kitchen/Dining Room

28'2" (max) x 18'9" (max) (8.59m (max) x 5.72m (max))

Living/Dining area with bi folding doors, double glazed window, vaulted ceiling, inset spotlights, wooden flooring, under floor heating, additional window and door to rear garden leading through to

Re fitted Kitchen with excellent range of contemporary base and wall units, Corian work surface over, matching upstands to splash back, built in microwave, under cupboard lighting, one and a half sink with mixer tap, space and plumbing for washing machine, integrated dishwasher, pull out bin store, Thornhill electric Aga with wood burning stove, tiled hearth surrounding, double glazed window to side, inset spotlights and under floor heating.

Re Fitted Bathroom

10'7 x 5'3 (3.23m x 1.60m)

With enclosed low level flush WC, vanity sink with worktop and mixer tap, opaque double glazed window, chrome towel radiator, wood panel bath with electric shower over, contemporary shower screen, tiling to splash back, tiled flooring and under floor heating.

First Floor Landing

With inset spotlights, useful storage cupboard and doors to

Bedroom One

15'3 x (approx) 9'0 (4.65m x (approx) 2.74m)

With a circular period window, two further double glazed windows, range of wardrobes and radiator.

Bedroom Two

8'3 x (approx) 9'0 (2.51m x (approx) 2.74m)

With circular period window, further double glazed window and radiator.

Upstairs Cloakroom

5'4 x (approx) 5'8 (1.63m x (approx) 1.73m)

With enclosed low level flush WC, vanity sink unit, chrome towel radiator, double glazed key light ceiling window, laminate flooring and storage cupboard.

Outside

There is a large block paved driveway providing ample off road parking for several vehicles leading to garage with double doors, power and lighting, glazed window to side and side pedestrian access, there is access to both sides of the garden with one side having block paved patio area, continuing onto landscaped main garden which has a further slab patio, artificial lawn, surrounding raised borders of various plants and shrubs, decorative period fencing, outside water tap and lighting and additional side patio with storage area where the warm air heater pump is situated.

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).

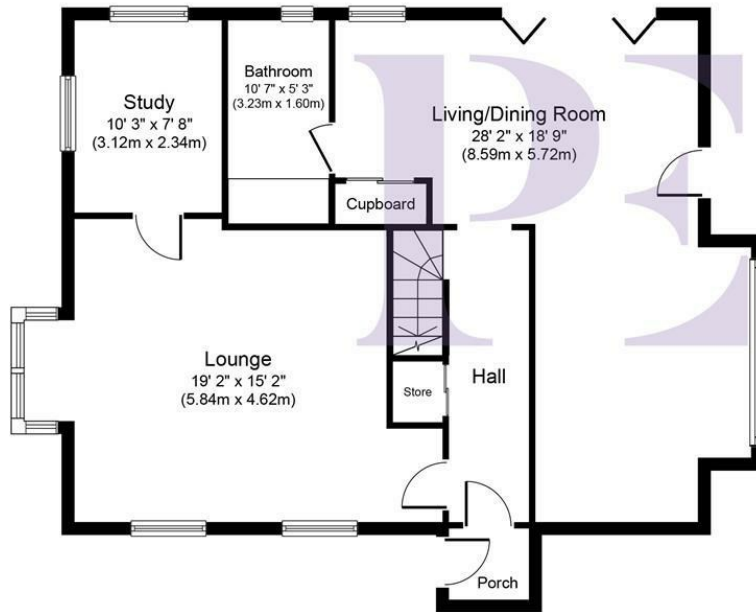
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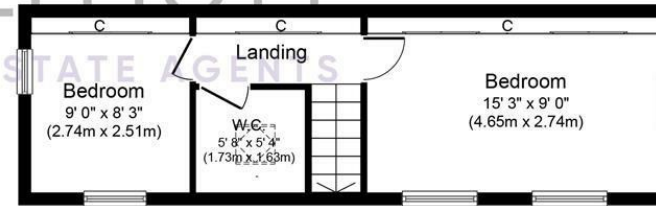


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Ground Floor
 Approximate Floor Area
 908 sq.ft.
 (84.3 sq.m.)

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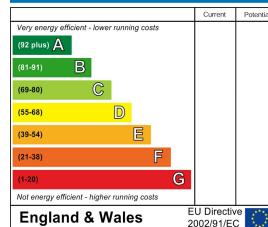


First Floor
 Approximate Floor Area
 299 sq.ft.
 (27.8 sq.m.)

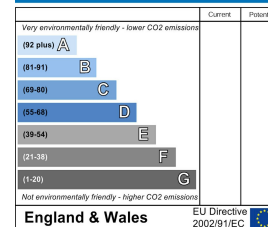
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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