

## The Old Post Office, 1 Brook Street, Walcote, LE17 4JR



### Offers Over £375,000

The Old Post Office is a beautiful example of a timber framed, thatched roof cottage, located in Walcote village which lies within easy reach of Lutterworth town's vast range of amenities & access to the M1 motorway network. Its three story accommodation retains a vast array of period features, most notably its stunning exposed timber framework and beams. It comprises hallway, lounge, dining room, breakfast kitchen with wood burning stove, four bedrooms & bathroom. Outside is a pretty rear garden and a storage garage. No upward chain.

*Service without compromise*

## Hallway



Enter via a wooden front door into this warm and welcoming hall having exposed ceiling timber beams, engineered oak flooring, dual aspect windows and an under stairs storage cupboard.

**Lounge 42'7" x 16'4" plus inglenook fireplace x 42'7" x 6'6" (13'5" plus inglenook fireplace x 13'2" )**



This cosy lounge has exposed timber ceiling beams, a box bay window & window to the side aspect. The feature brick inglenook fireplace houses an open fire.

**Dining Room 17'5" x 8'4" max to fireplace (5.31m x 2.54m max to fireplace )**



The perfect space to entertain friends and family. This stunning dining room has exposed timber ceiling beams, dual aspect windows and a brick feature fireplace.

**Breakfast Kitchen 24'7" x 8'8" (7.49m x 2.64m)**



The breakfast kitchen is the heart of the home and is fitted with a wide range of wall & base cabinets with complimenting work surfaces, composite sink unit, oven, hob and extractor hood, integral fridge-freezer & dishwasher and also space for a washing machine. There is a breakfast bar, feature brick fireplace housing a wood burning stove and exposed timber ceiling beams. The back door gives access to the outside and a set of French doors open into the garden.

Breakfast kitchen Photo Two

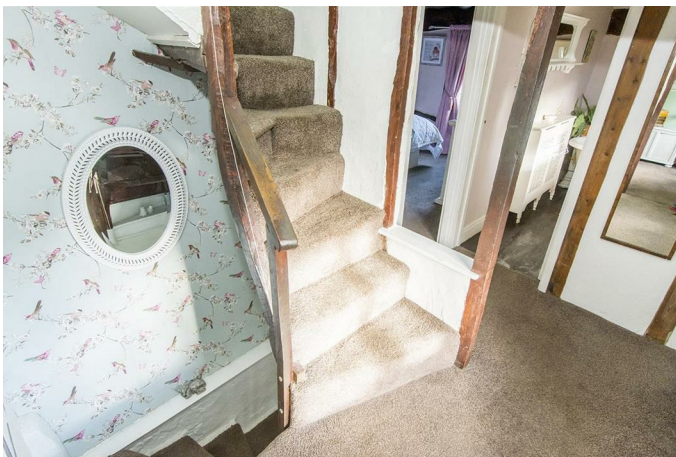


Bedroom One 12'6" x 11'1" (3.81m x 3.38m)



A double bedroom with a window to the front aspect, built-in wardrobes and exposed timber ceiling beams.

First Floor Landing



Giving access to the first floor bedrooms and bathroom. Stairs rise to the second floor bedrooms.

Bedroom Two 17'7" x 12'3" (5.36m x 3.73m)



A double bedroom with dual aspect windows, and exposed timber ceiling beams.

**Bathroom 9'3" x 5'11" (2.82m x 1.80m)**



Fitted with a standalone roll top bath with shower attachment mixer taps, pedestal hand wash basin, low flush WC, exposed timber beams and stripped floorboards.

**Bedroom Three 12'1" x 10'2" (3.68m x 3.10m)**



This pretty single bedroom has a window to the front aspect and exposed timber ceiling beams.

**Bedroom Four 10'5" x 8'5" with sloping ceiling (3.18m x 2.57m with sloping ceiling)**



This lovely single bedroom has a window overlooking the garden and has exposed timber ceiling beams.

### Garage/Storage

With power and light connected there is a set of timber double doors to the front and the rear.

### Garden



The pretty cottage style garden is mainly laid to lawn with a gravelled seating area and well stocked plant and shrub borders.



Garden Photo Two



Views to the front



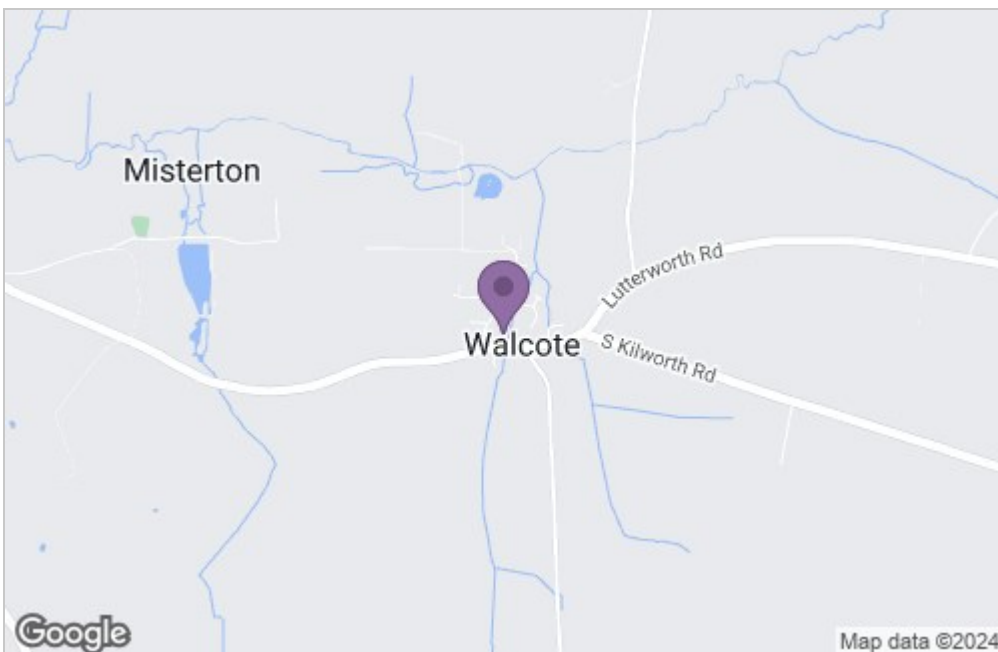
## Location

Walcote is the ideal village in which to live in for the commuter. With the M1, M6, M69 motorway networks and A5 Trunk road linking North and South just a short drive away and train stations at Rugby and Market Harborough just a 20 minute drive away, accessing the whole of the UK is easy from this wonderful village making it ideal for commuters. The village also has a local pub, a Co-Op store, petrol station and excellent walks, including the WWI remembrance walk, just a short distance away on foot.

## Floor Plan



## Area Map



## Energy Efficiency Graph

*Service without compromise*