



Thimble Cottage, 44 Main Street, Leicester, LE9 1UU

£239,950

Sitting prominently within the Heart of Cosby Village, this attractive two bedroomed cottage oozes charm and character, and has beautifully appointed accommodation briefly comprising: Entrance, Sitting room, REFITTED Breakfast Kitchen, Rear porch. First Floor: Two double bedrooms and a REFITTED bathroom. Outside: Brick-built store room. NO CHAIN.

Rear Porch



With dual aspect windows and a door leading to the Kitchen.

Breakfast Kitchen



With windows to the side and rear aspect and doors leading to the living room and rear porch. The kitchen is fitted with a range of eye and base level units with work surfaces over and a tiled splashback. There is a fitted electric oven and gas hob with an extractor unit over, and a built-in washing machine. There is a storage cupboard/pantry space with space for a fridge/freezer.

Living Room



With a window to the front aspect, exposed beams, a log burner and stairs rising to the first floor. Radiator.

Bedroom One



With a window to the front aspect, Velux window to allow additional light, exposed wooden beams and a radiator.

Additional Image



Bedroom Two



With a window to the side aspect, fitted wardrobes, radiator.

Family Bathroom



With a window to the rear aspect, fitted with a low level wc, wash basin with storage under, walk in shower unit and a heated towel rail.

Outside



To the rear of the property is a brick built storage area, and to the front, is a paved courtyard style area.

Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY
LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- * THE local agent
 - * FREE market appraisal
 - * REALISTIC valuations based on local market knowledge
 - * EXTENSIVE advertising for maximum exposure
 - * COMPETITIVE fees
 - * REGULAR client feedback
 - * MORTGAGE advice available
 - * NO sale no fee
 - * ACCOMPANIED viewing's where necessary
 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
- CALL US NOW ON 0116 284 9636

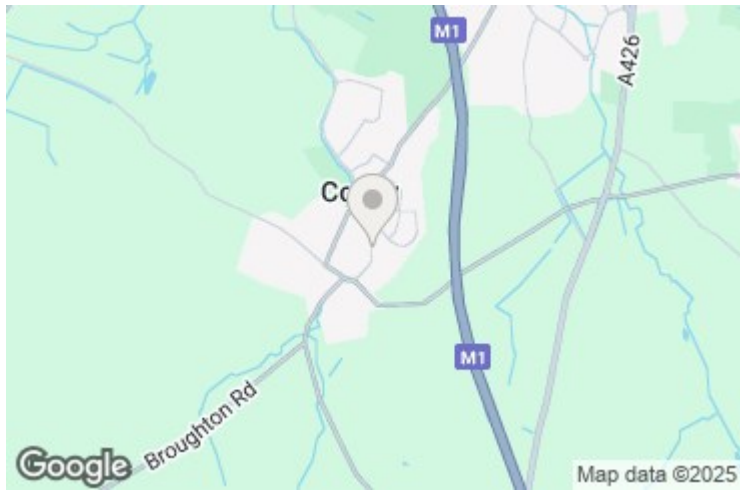
Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

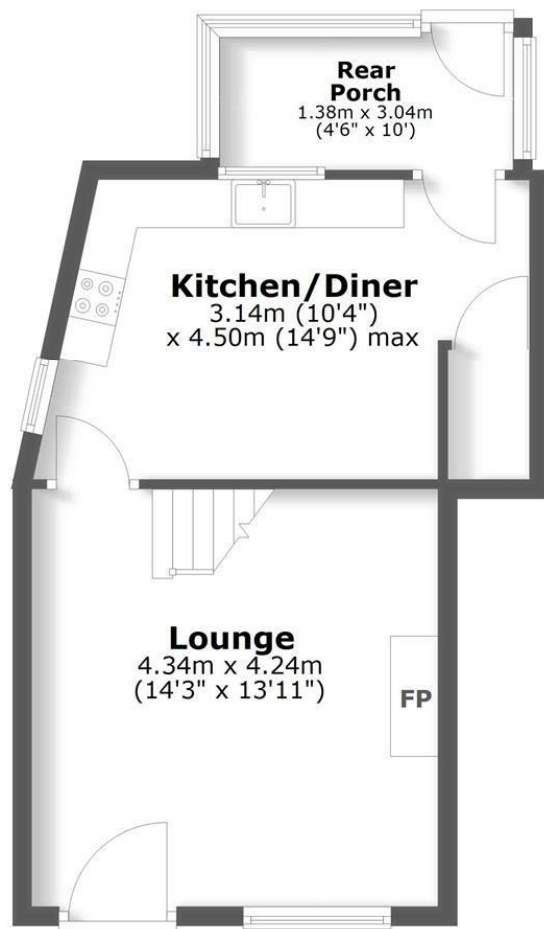
Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



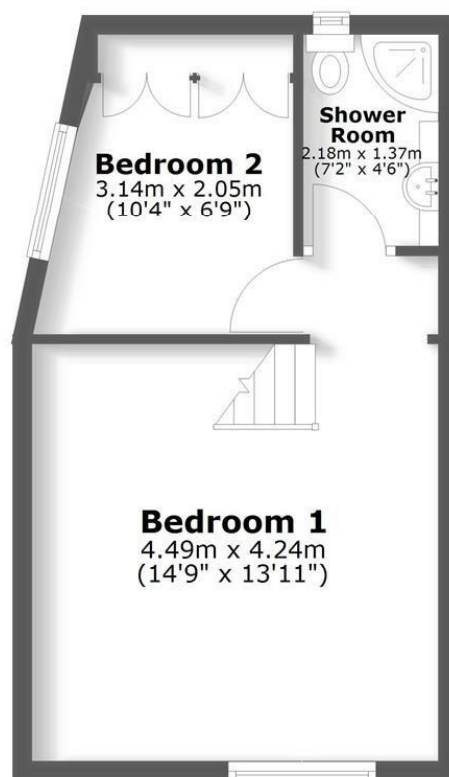
Ground Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



Total area: approx. 70.2 sq. metres (756.1 sq. feet)



Energy Efficiency Rating	
Current	Potential
Vary energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
	87
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Vary environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC