



## Old Cow Sheds Drive

Heather

Price Guide £250,000





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## Tenure

Freehold

## Accommodation Details:

A beautifully presented three bedroom end-terraced property with tandem parking for two cars, one under the carport with a slabbed path leading to the front door. This property has stunning views of the countryside with scenic woodland walks, a close walk to a corner shop along with two public houses nearby.

## External & Approach:

With a well kept and low maintenance frontage with mature shrubs and a slabbed path leading to the front door. Entrance to the property is via a composite front door finished in dark blue with chrome furniture along with a lantern light located on the left hand side of the door. To the left hand side you'll find a slabbed path providing you access into your rear garden. Old Cow Sheds Drive is located on a private road and between yourself and neighbouring properties you will be responsible for the maintenance.

## Living Room

16'6" x 14'11" (5.04 x 4.55)

Once entered the property, you are greeted with a very generous, warm and welcoming reception room providing lots of natural light with a large window to the front aspect of the property. The lounge has hard laminate to the flooring, walls painted in 'Valspar Soft Pelican', a BT Openreach telephone point, one copper pendant light to the ceiling (this will stay), T.V point and one radiator. You'll also find; an alarm panel, consumer unit, alarm detector and a half glazed wooden door painted in white leading you into the kitchen.

## Kitchen / Diner

With a light tile effect vinyl flooring, this is a bright and spacious open plan kitchen diner with fully glazed double doors leading out to the garden and another window over looking the view; flooding the room with plenty of natural light. With modern, light-ash effect wall and base units with chrome

bar handles and with a square-edge worktops and matching up-stands. Integrated appliances include; a single electric oven, a four ring ceramic hob and an stainless steel extractor hood above, fridge/freezer, a dishwasher and a Zanussi washer/dryer. You will also find; a stainless steel sink and a half with drainer and a chrome mixer tap, and a cupboard which houses the Glow Worm Combi-Boiler which was installed in 2014 and is serviced annually in the Spring. There is also the one radiator and a door leading into the downstairs cloakroom.

## Downstairs Cloakroom

With the same continuous flooring and décor from the kitchen, there is a low level WC with a dual push flush, a wall mounted tear-drop hand wash basin with a chrome mixer tap and stylish white tile splashback. You'll also find; an extractor fan, alarm panel, and one radiator.

## Stairs and Landing

Leading from the first reception room, we have carpeted stairs leading up to the first floor, here you'll find; a smoke alarm, pendant light to the ceiling, a Sun Tube to provide natural lighting too, loft hatch which has a light but no ladder (this space is suitable for any seasonal decorations or suitcases), and alarm detector. There is also a handy cupboard with built in shelving which is perfect for linen and towels.

## Bedroom One

13'0" x 10'6" (3.97 x 3.21)

Leading from the left hand side of the landing, you have a wonderful sized main bedroom to the front aspect of the property. This is a large king size bedroom with fitted wardrobes which has drawers, shelving and hanging rails. Tastefully decorated, we have the same continuous carpet from the landing, and the walls have been painted in 'Valspar Endive'. You'll find two windows in which one is a Velux and you'll have the view of the front along with the farmer's fields.

Tel: 01530 271313

### Bedroom Two

9'9" x 8'6" (2.98 x 2.60)

Another generous double bedroom with a built-in double wardrobes with sliding doors, and a window to the rear aspect providing the view of your landscaped garden. This room has the same continuous carpet and has a rather elegant, warm paint to the walls.

### Bedroom Three

11'7" x 6'2" (3.54 x 1.89)

To the rear of the property is a good size single bedroom suitable for a chest of drawers and a wardrobe. This room has been painted in a pale blue with carpet to the flooring, one pendant light, a radiator and a window over looking the rear garden.

### Family Bathroom

7'8" x 5'10" (2.35 x 1.80)

With soft toned tile effect vinyl flooring, part tiled walls and a white suite comprising; a panelled bath with a glass shower screen and separate hot and cold taps, a wall mounted mixer shower, a pedestal hand wash basin with a chrome mixer tap, a low level WC with a chrome dual push flush and there is a white heated towel ladder. This room has been decorated rather similar to the downstairs cloakroom. You'll also find; an extract fan and a window with privacy glass.

### Outside Space

A beautifully maintained and enhanced East facing back garden with a large patio area, mature shrubs in raised beds and a pleasant decking area suitable for entertaining. There is an outside cold water tap, a rather large sage green painted wooden shed which is useful for storage, and a wooden gate leading out to the driveway parking at the front of the property.

### Post Code For Sat Navs

LE67 2DH

### Local Authority & Council Tax Band

Band B

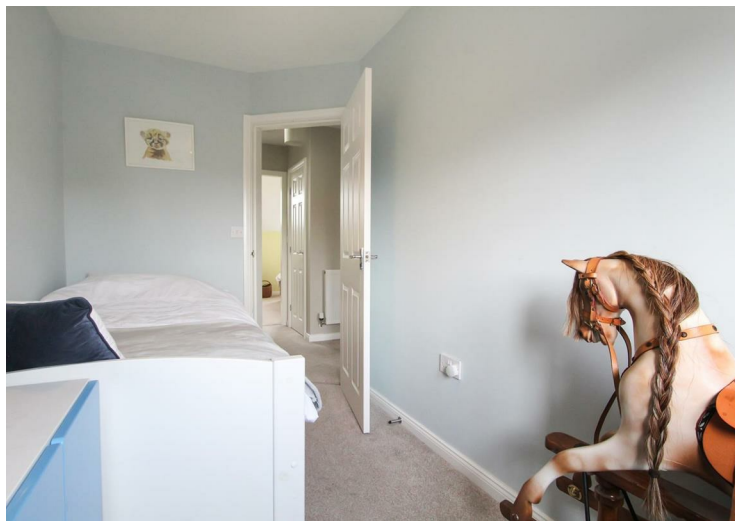
North West Leicestershire District Council

### Property To Sell?

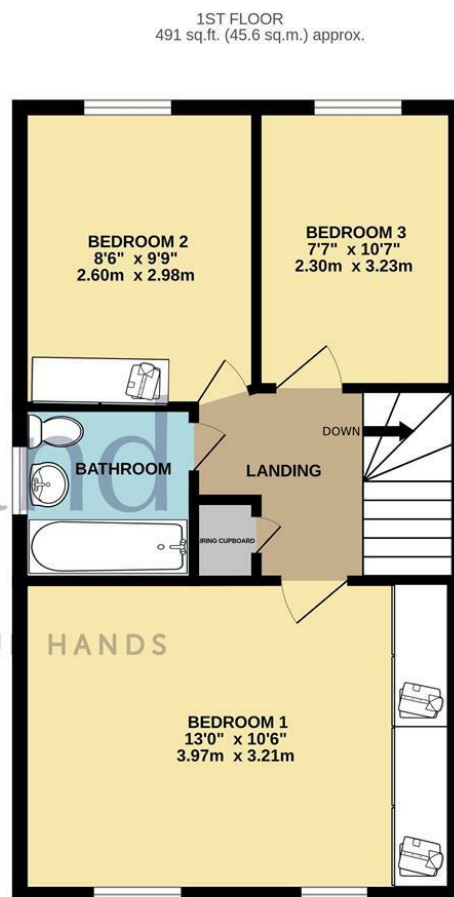
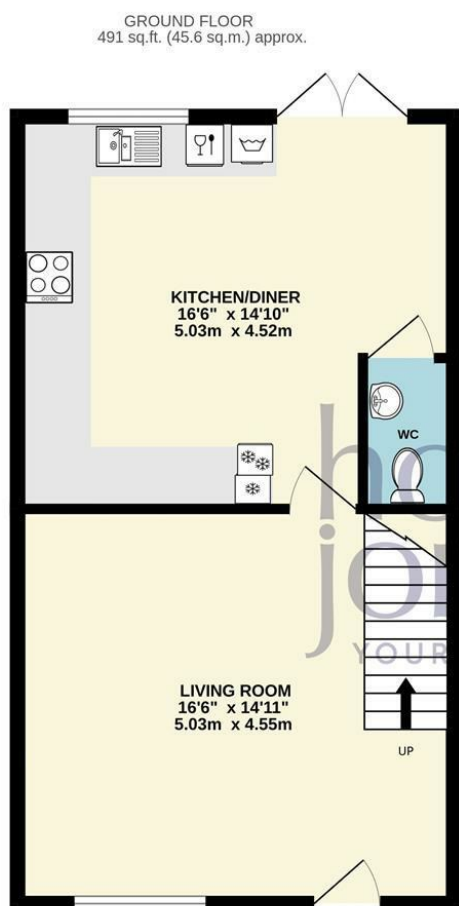
We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.

### Out Of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7







TOTAL FLOOR AREA : 981 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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**Council Tax band: B. Tenure: Freehold**

## Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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