



Waterworks Cottages

Chilcote

Price Guide £375,000



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Tenure

Freehold

Accommodation Details:

In the most peaceful and secluded location, this charming 3 bedroom semi-detached family home occupying with countryside views, private grounds with a south facing front garden, a large garden to the rear with fruit trees and a detached double garage.

External and Approach

Positioned in a generous plot at the very beginning of Waterworks Cottages, this property is set back with a front garden laid with turf, and a spacious driveway providing parking for 4 vehicles. You will find a DOUBLE detached garage with an up and over metal door, numerous mature flower beds and shrubs along the borders and a path leading you to the front door.

Entrance Hallway

9'6" x 8'4" (2.90m x 2.56m)

You are greeted by a wonderful and spacious entrance hall which has one window to the side aspect. There is carpet to the flooring, white walls along with an under stairs cupboard providing additional storage - this space has one small window, has tiles to the flooring and has both power and lighting. You'll also find a heating thermostat and doors leading off to the living room, kitchen, and downstairs cloakroom.

Living Room

27'10" x 12'8" (8.49m x 3.87m)

A very generous and imposing reception room with a large bay window to the front aspect, along with sliding doors to the rear aspect allowing the room to be full of natural light and providing access in to the rear garden. This room has carpet to the flooring and a feature wall of walnut cladding. You will also find; coving to the ceiling, TV aerial point, a telephone point, and two radiators.

Kitchen / Dining Room

20'5" x 7'8" (6.23m x 2.34m)

An obvious highlight of this house is this impressive open plan kitchen diner, two windows to the rear aspect, a strip light to the ceiling, a radiator and then open plan into a contemporary style kitchen. Tastefully fitted with green tiles to the flooring, and a range of light wooden coloured wall and base units with handles and granite effect worktop above, with a neutral tile splashback. Integrated appliances include; a Zanussi single oven, an undercounter fridge, large four plate electric hob with a pull out extractor above, and space for a utility appliance. You will also find; a green sink and a half with a drainer and a chrome mixer tap, and further base and

wall units are located in the dining area. Leading into the dining space, you will find; ample space for a 4 seater table, a sliding door leading you into the conservatory, and a patio door leading you into the rear lobby.

Rear Lobby

4'2" x 3'10" (1.28m x 1.17m)

With a door from the dining area, this is a rather cosy space with a door leading you out into the rear garden.

Conservatory

8'10" x 6'11" (2.71m x 2.12m)

Located off the dining area, you have a bright space which enjoys the view of your front garden and rural countryside views in front. There is also a patio door which provides access to the front aspect.

Downstairs Cloakroom

5'2" x 4'1" (1.59m x 1.27m)

Located off the entrance hallway, you'll find a low-level WC with a chrome push flush and a white hand wash basin with a chrome mixer tap set on a vanity unit. This room has been neutrally decorated, a circle window with privacy glass, there is one extractor fan. You'll also find a built in storage cupboard which is handy to hang coats and place shoes in, above this you have a separate cupboard which houses the consumer unit along with meter readings.

Stairs and Landing

Leading from the hallway, you will find carpeted stairs leading you to the first floor. You'll also find; a radiator, a smoke detector, the loft hatch, and doors leading off to the family bathroom, bedrooms.

Bedroom One

13'9" x 11'2" (4.20m x 3.42m)

Located at the front aspect of the property, this is a wonderful size with views of the greenery in front. This room is super spacious, you'll find; built in wardrobes with mirror doors, a radiator, a large window, and a telephone point. This room has been decorated in green tones with carpet to the flooring.

Bedroom Two

12'11" x 12'5" (3.95m x 3.79m)

Adding a pop of colour, this is another double bedroom with a window over looking the back garden and the pleasant far-reaching views beyond. This room has been decorated with pink carpet to the flooring, there is one pendant light and one radiator. You'll also find oak fitted wardrobes with rail and shelving and sliding mirrored doors.

Tel: 01530 271313

Bedroom Three

9'9" x 9'4" (2.98m x 2.87m)

This is a cosy double bedroom with a window to the front aspect providing a beautiful view of the front garden, and countryside views beyond. This room has been decorated in neutral tones with carpet to the flooring. There is one radiator and one pendant light to the ceiling.

Family Bathroom

8'9" x 8'1" (2.69m x 2.47m)

A spacious four-piece bathroom suite is decorated with herringbone effect laminate flooring. This suite comprises of: a dual flush toilet with pull down flush, a vanity sink unit with separate hot and cold chrome taps, large corner shower cubicle with a glass sliding door (an electric shower), and lastly a corner panelled bath with separate hot and cold taps. You'll also find; a radiator, extractor fan, a carbon monoxide alarm, opaque UPVC windows to the rear elevations and a large walnut coloured cupboard which houses the Worcester Boiler along with shelving underneath.

Loft Space

This space has been boarded. Please note: there is no pull down ladder.

Garden and Outside

This fantastically unique garden is an experience in itself.

North-westerly facing with a patio area leading onto the expensive lawns. This garden is mature with Apple trees as well as evergreens and perfectly framed therefore giving you maximum privacy. You'll also find a brick built pig shed which is handy for storage and behind is the location of the LPG tank.

Post Code For Sat Navs

DE12 8DH

Local Authority & Council Tax Band

Band B

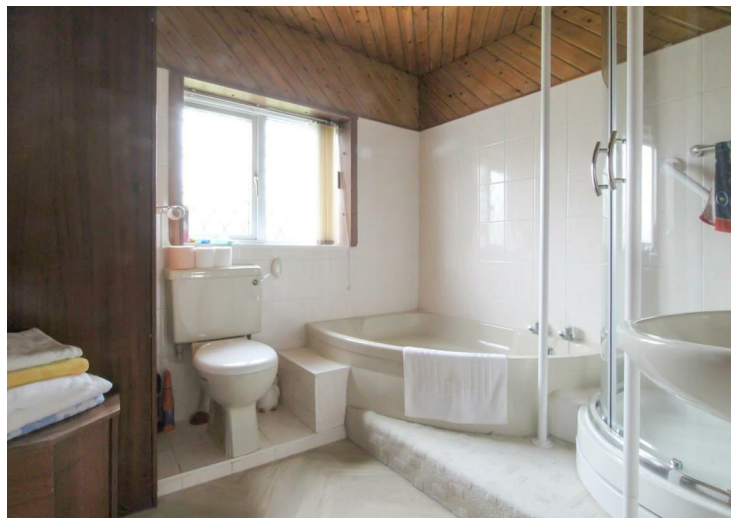
North West Leicestershire District Council

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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.

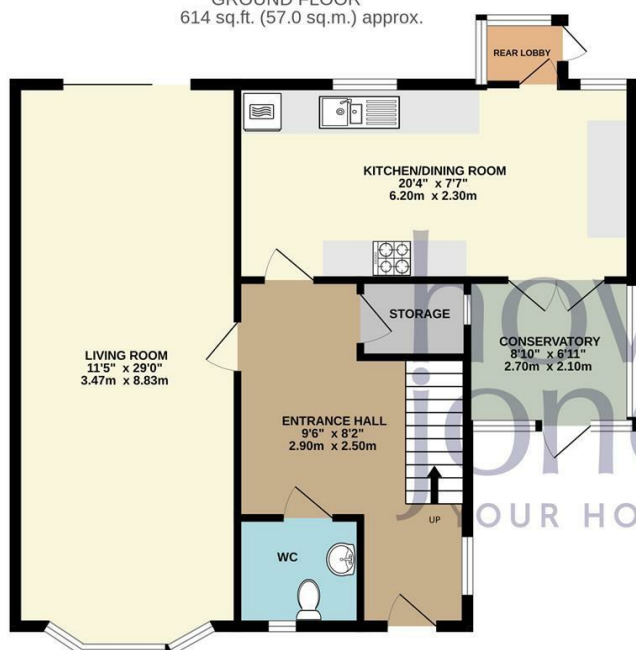
Out Of Hours Contact Arrangements

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

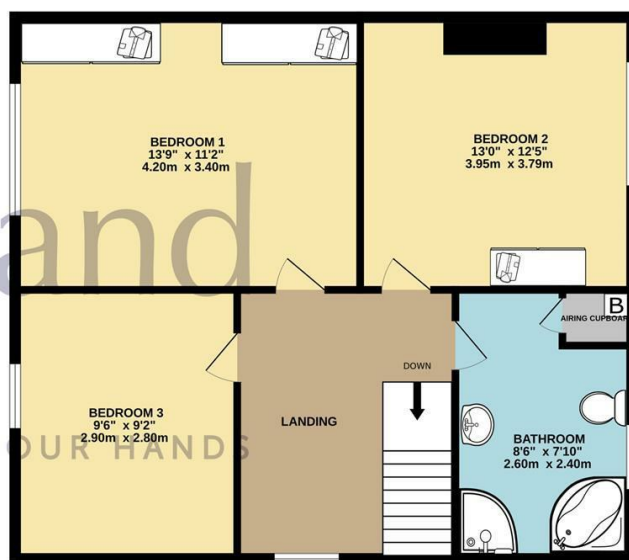




GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC