



£350,000  
MAIN STREET, DESFORD,



REZIDE  
GROUP





Corner cottage is a charming residence within the heart of the highly desirable West Leicestershire village of Desford. This quaint cottage is truly unique property that is available for purchase with No Chain and has lots of original character features throughout. Most of the timber framing of the house is visible inside as well as many other beams throughout. Formerly three mining cottages and now one generous four-bedroom residence, Corner cottage is an ideal purchase for someone looking for a one of a kind home.





To access the cottage, you enter through a carport with parking for one vehicle from Main Street. The entrance hallway, with timber flooring, welcomes you into the home. From here, you can access the living areas. The cottage features two split-level reception areas that can be customized to suit your personal preferences. The first reception area is located next to the kitchen and could serve as a formal dining space. It boasts original timber flooring, a feature fireplace with a log-burning stove, a window facing the front, and openings to the other reception room and kitchen.

The kitchen is equipped with a range of wall and base units, roll-edged work surfaces, an inset sink unit, a built-in oven, a four-ring gas hob with an extractor hood, plumbing for a washing machine, space for a fridge/freezer, a wall-mounted Worcester boiler, venting for a tumble dryer, plumbing for a dishwasher, and a window overlooking the rear of the property. Adjacent to the kitchen is a cozy lounge with carpeted flooring, windows facing the front, access to an understairs storage cupboard, and stairs leading to the first floor.

As you ascend to the first floor, you'll notice an attractive corner window. The first-floor landing features wooden flooring, a radiator, a window at the rear, and leads to another landing with views over the garden balcony. There are four well-proportioned bedrooms on this floor, three of which are doubles. One of the double bedrooms has an ensuite shower room. The shower room is equipped with a shower cubicle, a pedestal wash hand basin, a low-level flush W.C., wooden flooring, and access to the loft. The second bedroom has French doors that open onto a West-facing balcony on the side of the cottage. The main bathroom serves the remaining bedrooms and includes a panel bath, a wash hand basin with storage, a W.C., a built-in cupboard, a radiator, and a window at the rear.

Outside, the cottage features a carport accessed via Chapel Lane, providing parking for a small vehicle. A gate leads to a gravelled courtyard area where you can relax and enjoy the outdoors or indulge in your gardening hobby with space for potted plants. The main outside space is the West-facing balcony, offering privacy and an ideal spot to sit and unwind while enjoying the afternoon sunshine. The location also provides easy access to scenic country walks and a range of amenities within the village itself. There is a green space at the top of the lane which provides a secure place for dog walking or a quiet place for children to play.

Listing Paragraph











#### DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

















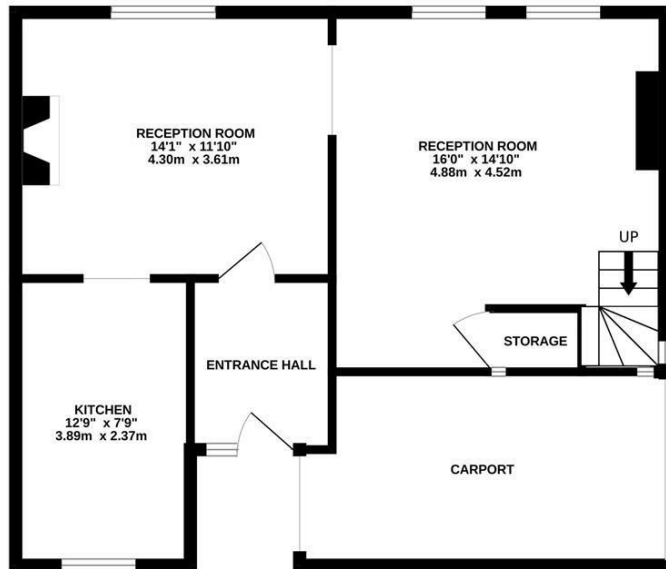




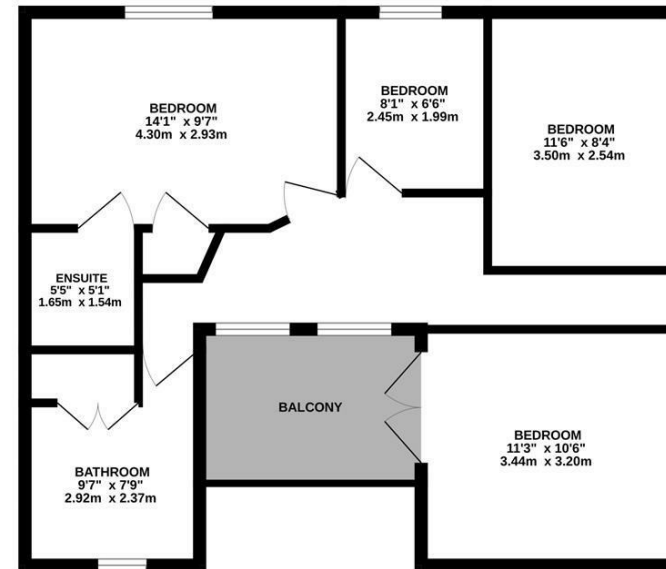




## GROUND FLOOR



## 1ST FLOOR



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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