

# Alexanders



## Brand Hill

Woodhouse Eaves

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## Woodhouse Eaves

- Stunning location & cottage
- Feature gardens with summer house
- Integrated Kitchen / dining room
- Three well-sized bedrooms
- Feature master bedroom with impressive balcony view
- Family bathroom, en-suite
- Single garage and driveway
- Highly regarded village
- EPC Rating D/ Council Tax Band E/ Freehold

### Agents Note

Stunning gardens in one of the best locations.

### Location

The village is highly regarded and lies between Leicester and Loughborough in the heart of the Charnwood Forest with easy access to Bradgate Park and Cropston Reservoir, as well as excellent commuter links.

There is a thriving community and a full host of amenities to include several pubs/restaurants, a doctors surgery, pharmacy, village shop and bus route. The Wheatsheaf Inn is within short walking distance of the property.

### Accommodation Summary

Entrance porch, cloakroom, sitting room, kitchen, dining room off, two ground floor bedrooms, family bathroom, master bedroom, with en-suite and balcony overlooking the gardens.

Outside - Private terraced gardens, large timber studio positioned toward the top, single garage and driveway.

### Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please contact the #Ateam on (01664) 896 332 or visit alexanders-estates.com.







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### Tenure

Freehold. Voluntary contribution for drive and tennis courts £35 PCM.

### Services

We are advised that mains gas, electricity, water, and drainage are connected.

### Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band E.

### Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Money Laundering

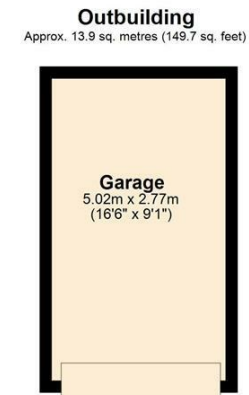
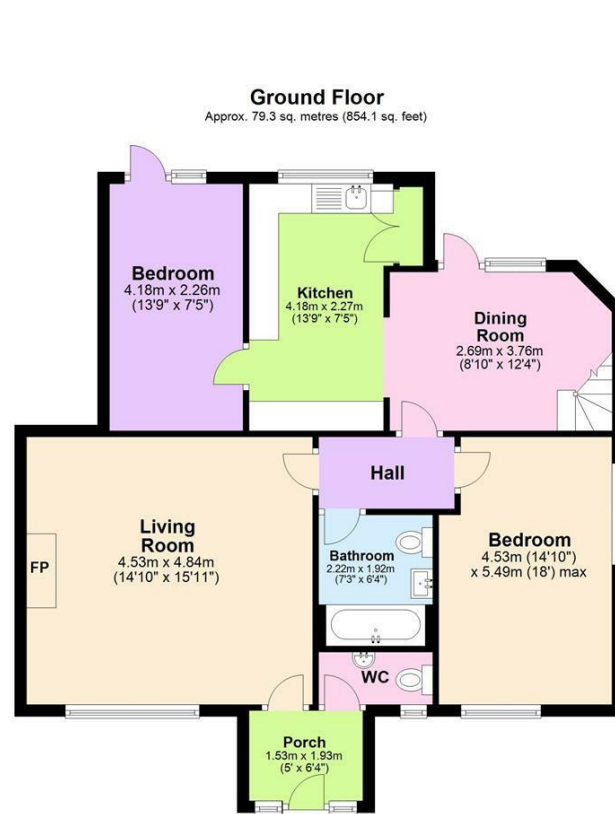
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.











Total area: approx. 117.9 sq. metres (1269.1 sq. feet)



Viewing by appointment only

**Alexanders**

21 Market Place  
Melton Mowbray  
LE13 1XD

Telephone Sales: 01664 896332  
Email: melton@alexanders-estates.com

## Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.





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