



## 45 Main Street, Leicester LE7 9GE Offers Over £375,000

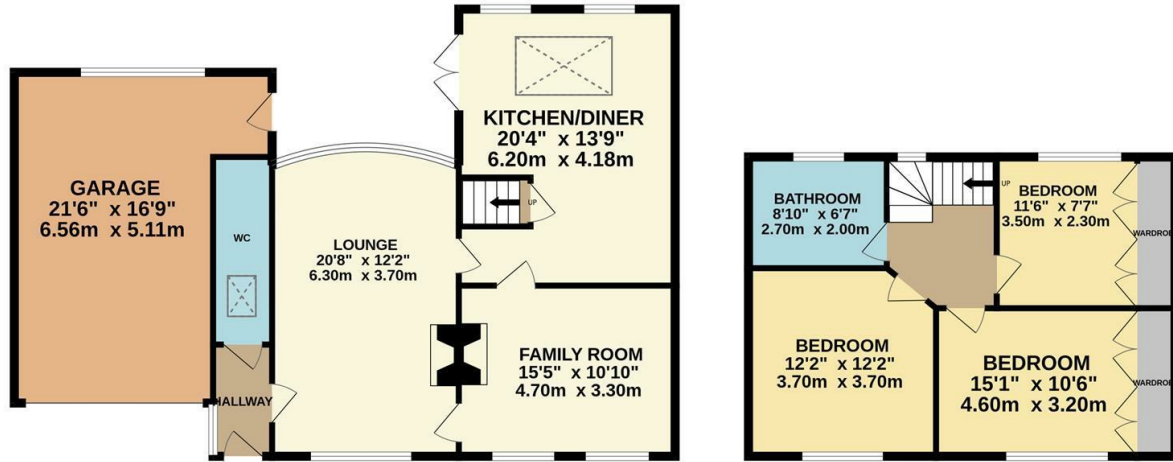
We are pleased to offer this recently extended and refurbished 3 bedroom cottage for sale in the beautiful village of Houghton-on-the-Hill. Fernie Cottage sits in the old centre of this pretty conservation village with excellent facilities, including a highly rated primary school, village shop, pharmacy, two pubs, post office and a hair salon. The cottage is entered through the hallway which leads to the downstairs WC/cloakroom and the lounge. The lounge is dual aspect with lovely views over the rear garden through the large bay window. There is a shared fireplace with the family room that makes this downstairs space very cozy even though it is a large space. The family room features built in storage cupboards and plenty of light. The rear of the property has been extended by the current owners to create a large, well thought out kitchen/diner. Natural light is a focus of this room with a bespoke made lantern above the dining area and double doors to the garden as well as two windows on the rear wall. The kitchen comprises a built in dishwasher and space for a fridge/freezer as well as a butler sink and oak wood worktops. Up the cottage staircase you can find 3 large bedrooms and a beautiful new bathroom. The bathroom itself features a shower over roll top bath with sink and toilet. The master bedroom is 4.5m wide with full width built in wardrobes and bright front aspect. The second bedroom benefits from a built in wardrobe and is big enough for a double bed or bunk beds and lots of play room for children. Bedroom 3 benefits from built in wardrobes and is a large single room with views over the garden. The "over size" garage features plumbing for washer and dryer along with many built in cupboards for storage. The garden is well tended with a separate space for a children's play area and a chicken coop. Also included is a versatile insulated and powered home office shed. 01536 212 701. Agents note- this property is owned by a relative of Lucas Sales and Lettings

**Tenure: Freehold**  
**Energy Rating: E**  
**Council Tax Band: E**

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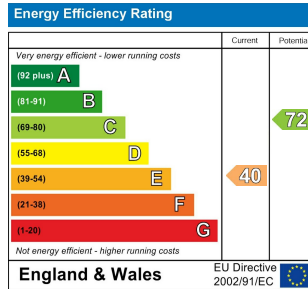


GROUND FLOOR  
1550 sq.ft. (144.0 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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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- Recently Extended and Reburished
- Large Rear Garden and Play Area
- Beautiful Kitchen/Diner
- 2 Receptions Rooms
- Oversized Garage



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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