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A truly enchanting Grade II listed detached home, brimming with character and history, nestled in the heart of a sought-after village.

- Thatched Cottage
- Grade II Listed
- Character Features
- Spacious Accommodation
- Four Reception Rooms
- Four Bedrooms
- Private Rear Garden
- Off Road Parking
- Double Garage
- Sought After Village Location

## Baggrave End, Barsby, LE7 4RB

A truly enchanting Grade II listed detached home, brimming with character and history, nestled in the heart of a sought-after village.

This exceptional residence, dating back to the 1600s, offers a blend of timeless charm and spacious living, complemented by a generous, private garden. Its serene location on a quiet, no-through road enhances its appeal, making it a rare find.

From the inviting entrance hall with its historic inglenook fireplace to the cosy sitting room warmed by a wood-burning stove. The ground floor boasts a versatile layout including a study area, dining room with another inglenook fireplace, and a bespoke, handmade kitchen that seamlessly opens into a garden room. This space is truly special, featuring an exposed well, adding an extraordinary touch to your daily living. The ground floor houses a double bedroom with a vaulted ceiling and shower room, providing flexibility for guests or as a master suite.

Ups stairs, three sizable bedrooms with fitted wardrobes and a family bathroom await.

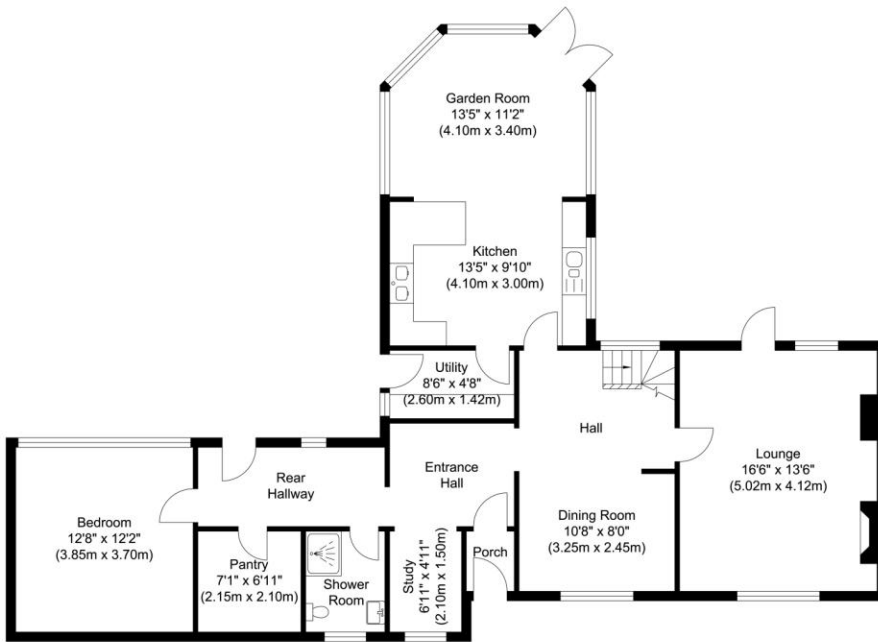
Beyond the home, a block-paved driveway and detached double garage ensure ample parking. The rear garden is accessible through a gated entrance including an outdoor patio, perfect for al fresco dining, alongside a covered BBQ area tucked away. The sizable garden invites you to enjoy the outdoors in privacy.

Barsby is a picturesque village nestled in the Leicestershire countryside. Offering a peaceful retreat with its blend of historic beauty, community spirit, and modern conveniences. With excellent schools, local amenities, and seamless connectivity to Leicester and beyond, Barsby is the perfect choice for those seeking a tranquil lifestyle without compromising on access to city life. Experience the best of both worlds in this quintessential English village, where the countryside's tranquillity meets the convenience of urban living.

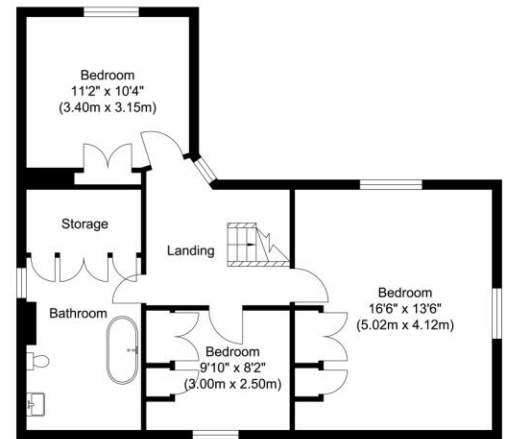




For more information, please contact a member of the team. For enquiries outside of normal office hours: [outofhours@moorestateagents.com](mailto:outofhours@moorestateagents.com)



Ground Floor  
Approximate Floor Area  
1163.47 sq. ft  
(108.09 sq. m)



First Floor  
Approximate Floor Area  
658.75 sq. ft  
(61.20 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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