



Church Hill, Woodhouse Eaves, LE12 8RT

# Property Description

A delightful cottage style detached home situated in the heart of this highly sought after village, built of brick and local stone with many character features. The extended accommodation has gas central heating and double glazed sealed units and includes entrance hall, cloakroom/w.c., lounge, separate dining room/study, L-shaped breakfast kitchen fitted to a high standard, oak framed garden room. To the first floor is a main bedroom with en suite shower room, 2 further bedrooms and bathroom. Outside offers lovely cottage style walled gardens along with off road parking and a carport.





## Key Features

- DELIGHTFULL COTTAGE STYLE DETACHED HOUSE
- SITUATED IN THE HEART OF THIS SOUGHT AFTER VILLAGE
- GAS CENTRAL HEATING, DOUBLE GLAZED SEALED UNITS
- ENTRANCE HALL, CLOAKROOM/W.C.
- LOUNGE, SEPARATE DINING ROOM/STUDY
- L-SHAPED FITTED BREAKFAST KITCHEN AND OAK FRAMED GARDEN ROOM
- MAIN BEDROOM WITH EN SUITE SHOWER ROOM
- 2 FURTHER BEDROOMS AND MAIN BATHROOM
- WALLED COTTAGE STYLE GARDEN
- OFF ROAD PARKING AND CARPORT

**Guide Price  
£460,000**

## VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- wand.correct.modern

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE HALL

With front door, staircase to first floor and radiator.

#### CLOAKROOM/W.C.

With suite comprising w.c., wash basin and radiator.

#### LOUNGE

With window to front, fire surround with log burning stove, radiator, oak flooring, doors to dining room/study.

#### DINING ROOM/STUDY

With window to rear and patio doors to side leading to the garden, radiator and vaulted ceiling.

#### L-SHAPED BREAKFAST KITCHEN

With window to front and rear, patio doors to garden room, range of fitted base and wall units, larder units, granite work surfaces, Belfast sink, integrated gas hob, electric oven and dish washer, space and plumbing for washing machine, tiled floor.

#### OAK FRAMED GARDEN ROOM

With windows to side and rear, door to side leading to the garden.

#### FIRST FLOOR LANDING

With window to rear and loft access.

#### BEDROOM 1

With window to rear, radiator.

#### EN SUITE SHOWER ROOM

With window to front, w.c. wash basin and shower cubicle, tiled splashbacks, heated towel rail, tiled floor, boiler cupboard.

#### BEDROOM 2

With window to rear, radiator.





### **BEDROOM 3**

With window to front, radiator.

### **BATHROOM**

With window to front, w.c., wash basin and bath with mains shower over, tiled splashbacks, heated towel rail.

### **OUTSIDE**

Stone walled front garden with wrought iron gate and path to front door.

Walled cottage style easy maintenance rear garden with patio area, gravel beds, various shrubs, gated access to the rear.

### **CAR PORT**

Open fronted car port with pitched roof and car parking space in front, accessed via Forest Rock Close.

### **Purchasing Procedure**

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

### **Money Laundering**

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

### **Market Appraisals**

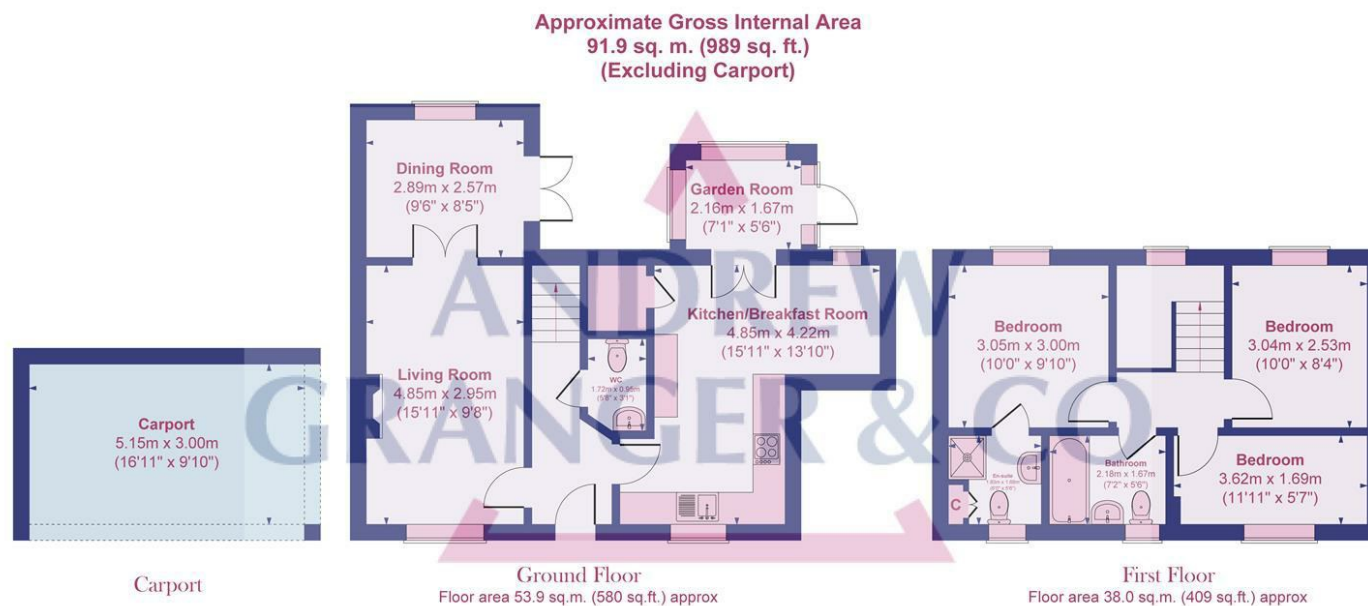
If you have a house to sell then we offer a Free Valuation, without obligation.

### **Conveyancing**

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



# Floorplan



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co [orders@asbuiltenergysurveys.co.uk](mailto:orders@asbuiltenergysurveys.co.uk)



EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority  
Charnwood Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534

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