



**St Benet's Cottage, Back Lane, Shearsby, Leicestershire,
LE17 6PN**



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

A delightful 3 bedroomed detached cottage of immense charm and character having a stunning oak framed extension overlooking beautiful gardens of good size located opposite the green in the heart of the picturesque south Leicestershire village of Shearsby. NO UPWARD CHAIN.





Key Features

- Detached cottage of character
- Picturesque village setting
- Wealth of period features
- Stunning oak framed extension
- 3 reception rooms
- Living kitchen
- 3 bedrooms
- 2 bath/shower rooms
- Parking to front
- Delightful gardens to front and rear

Price Guide
£515,000

LOCATION

The attractive village of Shearsby is set in the beautiful rolling countryside of Leicestershire approximately 9 miles South of Leicester and equidistant to Lutterworth and the medieval market town of Market Harborough, which both provide extensive facilities and a range of independent boutique shopping, restaurants, bars and hotels as well as supermarkets including Waitrose, Sainsburys, Tesco and Aldi. Shearsby is surrounded by some of South Leicestershire's finest countryside and there are some lovely local walks. The Conservation village of Shearsby has a vibrant community with St Mary Magdalene Church and The Chandlers public house forming the heart of the village, with the property overlooking the village green to the front. The area boasts several schools, with the local primary schools at both Arnesby and nearby Gilmorton. As well as a good range of state secondary schools in nearby Lutterworth, private schooling is available nearby at Rugby School and Leicester Grammar School located in Great Glen. Transportation links are excellent, with Shearsby being within easy driving distance of the M1, M6, and A14. London Euston may be reached in 48 minutes from nearby Rugby train station, and London St. Pancras may be reached from 55 minutes from Market Harborough train station.

GROUND FLOOR

Oak framed porch leads to: a hardwood entrance door leads into:

ENTRANCE HALLWAY

Stairs rising to the first floor, exposed ceiling timber, tiled floor, connecting door leads through to:

DINING KITCHEN

19'6" x 12'9" max

A spacious and dual aspect room with terracotta tiled floor. The dining area with wood burning stove set on a raised tiled hearth with shelving to both sides, under-stairs storage cupboard, radiator, tiled floor. The kitchen area with exposed beams, base and wall units, inset deep white sink by Villeroy Boch, Neff electric oven and ceramic hob with hood above, integrated mini dishwasher, glazed cabinet, high vaulted ceiling with Velux window and recessed lighting, cupboard housing the central heating boiler, walk-in larder, space for fridge freezer. Connecting door leads through to:

SIDE HALLWAY

Travertine tiled floor, step up to a boot room with a secondary door which gives access to the front of the property, skylight window. laundry cupboard with plumbing for appliance

CLOAKROOM/WC

Wall mounted wash hand basin and wc, tiling to floor and walls, additional storage cupboard with shelving and plumbing for appliance. Steps lead up to:

GARDEN ROOM

13'4" x 8'7"

A stunning oak framed structure with a vaulted ceiling, making the most of the views over the rear garden, tiled flooring with thermostatic controlled electric under floor heating and inset power points, French doors leading out to the rear terrace.

Connecting door from the dining kitchen leads through to:

DINING AREA

9'8" x 9'4"

Fitted cabinets with shelving above, radiator, French doors giving access to the rear garden, window to side elevation.





SITTING ROOM

16'2" max x 9'4"

Wood burning stove set on a hearth with timber above, wall light points, window to front elevation. wood floor.

FIRST FLOOR

Radiator, latch and braced connecting doors lead through to:

LANDING

Radiator, Velux window to rear.

BEDROOM ONE

11'2" x 10'6"

Bay window to rear elevation enjoying views over the garden, radiator, recessed ceiling lighting, connecting door leading through to:

EN-SUITE SHOWER ROOM

Suite comprising of shower cubicle, pedestal wash hand basin, close coupled wc, radiator, recessed lighting, tiled flooring, Velux window to rear.

BEDROOM TWO

12'0" x 9'9"

Ornate cast iron fireplace with eight drawers to side and shelving above, high double wardrobe, radiator, window to front elevation.

BEDROOM THREE

10'1" x 9'5"

Ornate cast iron fireplace, wall light points, radiator, deep storage cupboard, window to front elevation.

BATHROOM

Suite comprising of panelled bath, pedestal wash hand basin and close coupled wc, airing cupboard housing hot water cylinder, heated towel rail, window to rear elevation.

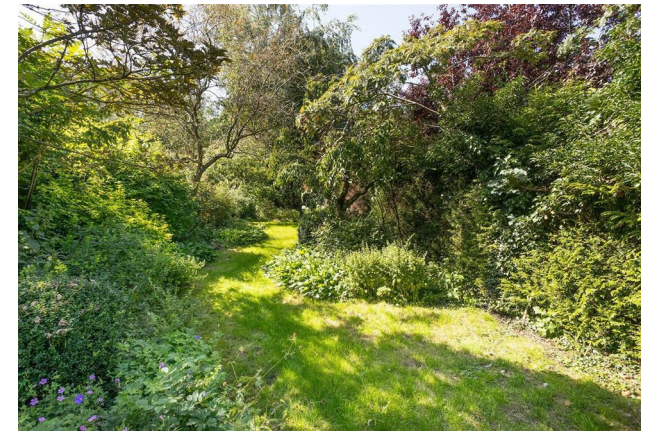
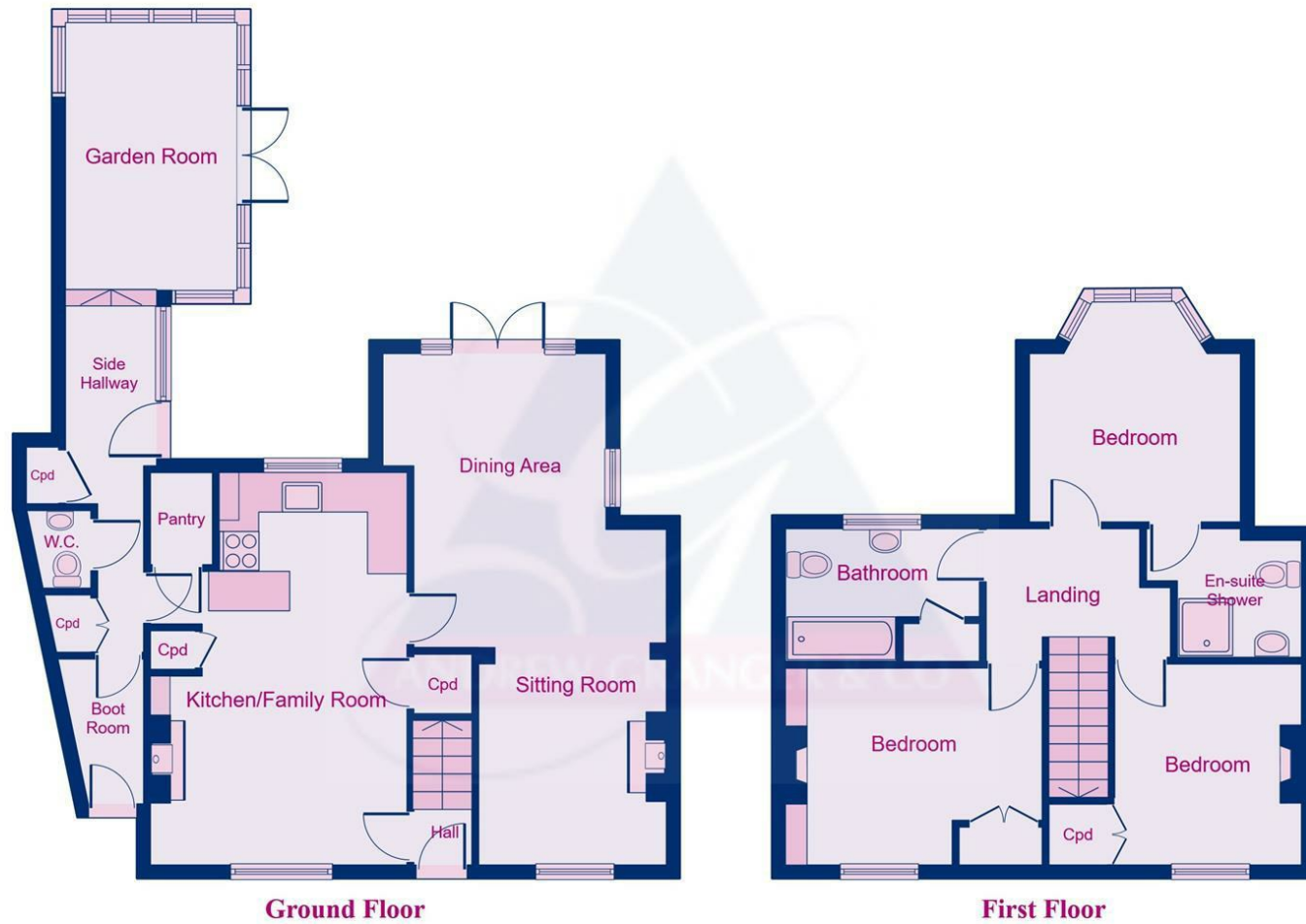
OUTSIDE

Gated entrance to the front of the property, picket fencing, pathway with well stocked borders and **PARKING SPACE FOR ONE VEHICLE**. The rear garden has a terraced area with flagstone patio area, steps leading up to the garden room, shaped lawn with borders stocked with a variety of mature shrubs and trees and gate leading through to the front garden.





Floorplan



EPC Rating - E

Tenure - Freehold

Council Tax Band - E

Local Authority
Harborough

Created using Vision Publisher™

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Market Harborough office on 01858 431315



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS