



Chestnut Cottage, Main Street, Tugby, LE7 9WD



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Property Description

A well appointed and spacious four bedroomed 19th century cottage of character enjoying an elevated position with views to the rear towards the historic church located in the heart of the highly sought after east Leicestershire village of Tugby.

The spacious accommodation benefits from oil fired central heating and UPVC double glazed windows, and includes a good sized sitting room with limestone ornamental fireplace and engineered oak flooring, with doors leading through to a superb dining room with an abundance of natural light enjoying views over the gardens. The breakfast kitchen is well appointed with a Rangemaster cooker range, and there is an adjoining pantry, rear hall with glazed door out, a utility room and cloakroom/wc.

On the upper floor off a central landing is the principal bedroom with en-suite shower room and walk-in wardrobe, three further well proportioned bedrooms and a family bathroom.

Outside is a mainly lawned rear garden with paved patio, flower and shrub borders, to the rear of which is a single garage with off road parking to the front, accessed via a right of way via the driveway to the side of Chestnut Cottage.





Key Features

- Cottage of character
- East Leicestershire village
- 2 reception rooms
- Fitted breakfast kitchen
- Utility and cloaks/wc
- Principal bedroom with en suite shower and dressing room
- 3 further bedrooms
- Family bathroom
- Attractive garden, garage and parking to rear
- No Chain!

Price Guide
£475,000

LOCATION

The village lies astride the A47 some 12 miles east of the city of Leicester, and approximately 7.5 miles west of Uppingham. The thriving town of Market Harborough lies some 9 miles distant which has an excellent range of shops and supermarkets, and has mainline rail services to London St Pancras. Tugby itself has a local primary school, St Thomas Beckett Church, a village hall and fine public house. There is a doctors surgery and further facilities in the nearby village of Billesdon.

ACCOMMODATION IN DETAIL

GROUND FLOOR

SITTING ROOM

With double glazed entrance door and bay window with deep display sill, painted beamed ceiling, limestone ornamental fireplace with electric coal effect fire, engineered oak flooring and double doors leading through to:

DINING ROOM

A bright and airy room with double glazed windows to two elevations with French doors leading out to the garden, engineered oak flooring, views towards the historic church.

BREAKFAST KITCHEN

Double glazed windows to two elevations including a bayed window to the front, excellent range of base and wall cupboards, wine racks, white enamelled sink, Rangemaster cooker range with extractor hood over, integral dishwasher.

PANTRY

With fitted shelving.

REAR HALL

With glazed door out.

UTILITY ROOM

With white deep glazed Belfast sink, working surfaces, plumbing facilities for washing machine, oil fired central heating boiler with digital programming control unit.

CLOAKROOM/WC

White suite comprising low flush wc and wash hand basin.

FIRST FLOOR

LANDING

With tall double glazed window to half landing.

PRINCIPAL BEDROOM

Double glazed window to rear with views over the garden.





EN-SUITE SHOWER ROOM

Large shower cubicle with glazed sliding door, wash hand basin, low flush wc, chrome heated towel rail and ceramic tiled flooring.

WALK-IN WARDROBE

With range of hanging rails and shoe rack.

BEDROOM TWO

Double glazed window to front and built-in airing cupboard with wardrobe.

BEDROOM THREE

Double glazed window to front and built-in wardrobe.

BEDROOM FOUR

Double glazed window to rear with views towards the church.

FAMILY BATHROOM

White suite comprising panelled bath, electric shower over, wash hand basin, low flush wc, under-floor heating and radiator.

OUTSIDE

Attractive rear garden with paved patio, brick retaining wall and steps leading up to lawned area, flower and shrub borders, oil tank, path leading to:

GARAGE

With up and over door to front, window, garage approached via a shared driveway to the side of the house over which a right of way is granted. There is also parking to the front of the garage.





Floorplan

Approximate Gross Internal Area
143.6 sq. m. (1546 sq. ft.)



Ground Floor

Floor Area 73.0 sq.m. (786 sq.ft.) approx

First Floor

Floor Area 71.8 sq.m. (773 sq.ft.) approx

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



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority
Harborough

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



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