



**Hallaton Road, Tugby, Leicestershire, LE7 9WB**

**ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A beautifully refurbished and stylishly appointed two bedroomed cottage of immense charm and character occupying a pleasant backwater setting within the highly sought after east Leicestershire village of Tugby. Recently comprehensively restored, the well proportioned interior benefits from electric heating and UPVC double glazing, and includes a dining room with French double doors leading out to the patio garden, superb breakfast kitchen with high ceiling, stone flagged flooring and exposed stone work, and a superbly appointed bathroom with a useful mezzanine over. The sitting room has a feature brick fireplace, and the property has exposed beams throughout. On the upper floor off a small landing is the main bedroom with en-suite shower room, and a further spacious double bedroom. To the side of the cottage is a sun trap paved courtyard garden.







## Key Features

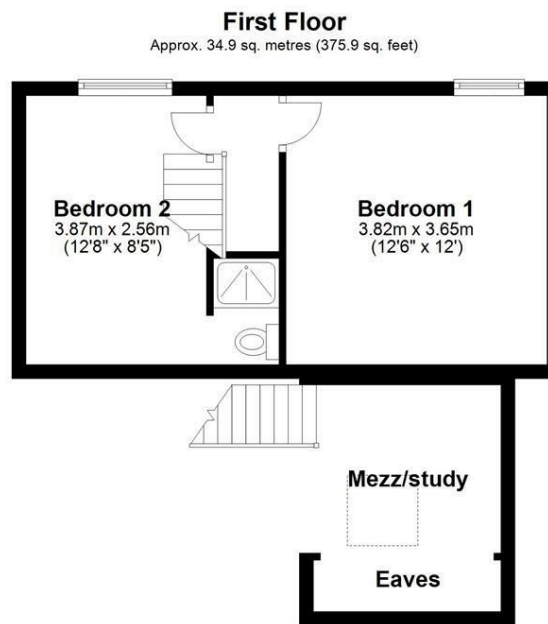
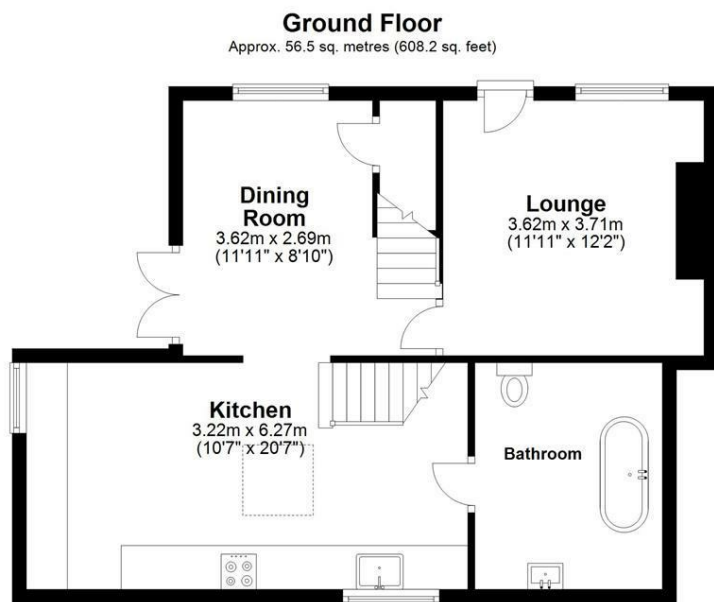
- Charming period cottage
- Pleasant backwater setting
- Sitting room with feature fireplace
- Dining room with French doors to patio
- Fitted breakfast kitchen with mezzanine area over
- Downstairs bathroom
- 2 double bedrooms
- En suite shower
- Landscaped patio garden
- Wealth of period features

**Offers Over  
£275,000**









Total area: approx. 91.4 sq. metres (984.1 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - E

Tenure - Freehold

Council Tax Band - B

Local Authority  
Harborough

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



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on 01858 431315

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