

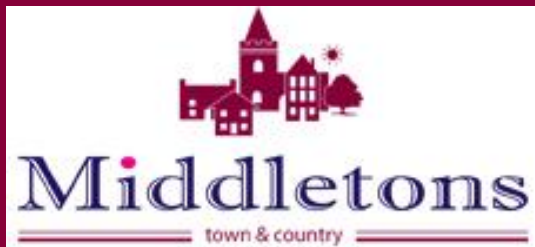


## **MAIN STREET, BURROUGH ON THE HILL**

**Asking Price Of £290,000**

**Three Bedrooms**

**Freehold**



**CHARACTER COTTAGE**

**ELEVATED VIEWS**

**PERIOD FEATURES**

**GOOD COMMUTER LINKS**

**THREE BEDROOMS**

**SOUTH FACING GARDEN**

**LOCAL SCHOOLS NEARBY**

**CONSERVATION VILLAGE**

**COUNCIL TAX BAND C**

**01664 566258**

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This three bedroom character cottage is situated on an elevated plot with wonderful views in the village of Burrough on the Hill, a picturesque village nestled atop a scenic ridge in Leicestershire, offering sweeping views of the surrounding countryside. Somerby village lies one mile away offering local amenities such as a village shop, post office, doctors surgery and primary school. The village is located between the well-served market towns of Oakham and Melton Mowbray.



The accommodation on offer is over three floors and comprise; entrance porch, lounge, breakfast kitchen, bathroom and a rear utility porch to the ground floor. Two bedrooms to the first floor and a further bedroom to the second floor. Outside the property enjoys a well established south facing garden.



**PROPERTY DESCRIPTION** This three bedroom character cottage is situated on an elevated plot with wonderful views in the village of Burrough on the Hill, a picturesque village nestled atop a scenic ridge in Leicestershire, offering sweeping views of the surrounding countryside. Somerby village lies one mile away offering local amenities such as a village shop, post office, doctors surgery and primary school. The village is located between the well-serviced market towns of Oakham and Melton Mowbray. The accommodation on offer is over three floors and comprise; entrance porch, lounge, breakfast kitchen, bathroom and a rear utility porch to the ground floor. Two bedrooms to the first floor and a further bedroom to the second floor. Outside the property enjoys a well established south facing garden.

**PORCH** Step into comfort and character through a stylish composite door fitted with obscure glazed panels, offering both natural light and privacy. The porch welcomes you with soft carpet underfoot and practical shoe storage space. A traditional cottage latch door leads into the lounge.

**LOUNGE** 15' 0" x 13' 3" (4.58m x 4.06m) A charming, light-filled retreat, this well-proportioned room enjoys dual-aspect windows that frame garden views and flood the space with natural light. The beamed ceiling and exposed brick chimney breast, complete with a log-burning stove, infuse the room with cozy cottage character. Soft carpet underfoot, wall lighting, and a radiator enhance comfort, while an open passage leads seamlessly into the kitchen, perfect for relaxed entertaining or quiet evenings in.

**KITCHEN/BREAKFAST ROOM** 9' 5" x 10' 9" (2.88m x 3.28m) A timeless country kitchen, thoughtfully designed with a bespoke sink unit featuring a classic Belfast sink and mixer tap. The chimney breast provides a natural focal point, perfectly sized for a Range-style cooker, flanked by fitted units for both symmetry and storage. Beams overhead and a quarry-tiled floor underfoot add rustic texture, while a window and external door invite morning light and access to the utility porch. There's ample space for a breakfast table, cottage latch doors lead to the bathroom and staircase. Under the stairs by the kitchen is plumbing for a washing machine and additional storage.

**BATHROOM** 5' 1" x 7' 6" (1.56m x 2.3m) Having dual aspect obscure glazed windows for privacy and allowing plenty of natural light to filter through. Fitted with a

panel bath with shower over, low flush WC, wall mounted wash hand basin and a heated towel rail. Built-in airing cupboard, part tiled walls and quarry tiled floor.

**REAR UTILITY PORCH** Double glazed rear porch having space for a free standing fridge freezer. External door to the garden.

**LANDING** Taking the stairs to the first floor landing with furthers stairs to the second floor. Cottage latch doors off to;

**BEDROOM ONE** 13' 4" x 14' 11" (4.08m x 4.55m) Having dual aspect windows with views of the village and side garden flooding the room with natural light. Chimney breast with an original cast iron fireplace with space in the alcoves to accommodate wardrobes and drawers, radiator and painted floorboards.

**BEDROOM THREE** 10' 9" x 9' 9" (3.29m x 2.98m) Having a rear facing window, radiator, storage cupboard and carpet flooring.

**SECOND FLOOR** Taking the stairs from the landing directly into the bedroom.

**BEDROOM TWO** 11' 3" x 13' 4" (3.45m x 4.08m) Having dual aspect windows with far reaching views and allowing plenty of natural light, radiator, eaves storage and carpet flooring.

**GARDENS** Gated access up to the front of the cottage with a frame of mature hedging creating privacy. A well tended lawn with established rose, shrub and flower borders creating colour throughout the seasons. For those who love to grow their own, the garden features productive vegetable beds, fruit trees, and berry bushes, perfect for fresh-picked breakfasts or weekend preserves. Whether you're chasing the morning sun or settling in for a golden-hour glass of wine, four distinct seating areas ensure a sunny spot at every time of day. Practical touches include a brick-built log store, a garden shed for tools and an outdoor tap for easy watering.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.













## Ground Floor



## First Floor



## Second Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.