



Connells

Leire Road
Frolesworth Lutterworth



Property Description

Frolesworth is a small village and civil parish in the Harborough district of Leicestershire, England. It lies four miles north of Lutterworth, three from Broughton Astley and eighteen miles west of Market Harborough. At the centre of the village is St Nicholas Church. The church commands the highest ground in the village; its tower is a local landmark when approaching the village during the day and at night when the church is lit with amber lights. The Leicestershire Round footpath crosses the parish and additional footpaths have been created around the artificial lake in the fields of Manor Farm.

This two bedroom detached cottage is situated in the sought after village of Frolesworth. Well presented throughout and also benefiting from a garage. Viewing is highly recommended to appreciate the location and accommodation on offer. To arrange your viewing please call 0116 2477477.

Entrance/ Dining Hall

With a door leading into the property, central heating radiator and double glazed window to the side.

Lounge

15' 7" x 15' 6" (4.75m x 4.72m)

With a double glazed window to the front of the property, wood burner, central heating radiator, stairs rising to the first floor and double glazed French doors leading out to the courtyard.

Kitchen

9' 3" x 8' 5" (2.82m x 2.57m)

Fitted with wall and base units, under cupboard lighting, granite work surfaces housing the one and a half bowl sink drainer, double electric oven, electric hob with cooker hood over, plumbing for a dish washer and washing machine, under floor heating and double glazed window overlooking the courtyard.

Utility Area

With wall and base units, work surfaces, space for a fridge, part tiling, central heating radiator, door and double glazed window to the front of the property.

First Floor Landing

With stairs rising from the lounge and loft access.

Bedroom One

16' 11" x 13' (5.16m x 3.96m)

With double glazed windows to the front, rear and side of the property, fitted wardrobes, central heating radiator, cupboard housing the boiler.

En-Suite

There is a shower cubicle, wash hand basin in a vanity unit, wc, heated chrome towel radiator, partly tiled walls and double glazed window to the rear of the property,

Bedroom Two

14' 6" x 9' 1" (4.42m x 2.77m)

With a double glazed window to the rear of the property with field views and a central heating radiator.

Family Bathroom

There is a bath with mixer taps, wash hand basin in a vanity unit, wc, partly tiled walls, heated chrome towel radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is a carport which leads to the garage which then leads to the private courtyard to the rear.

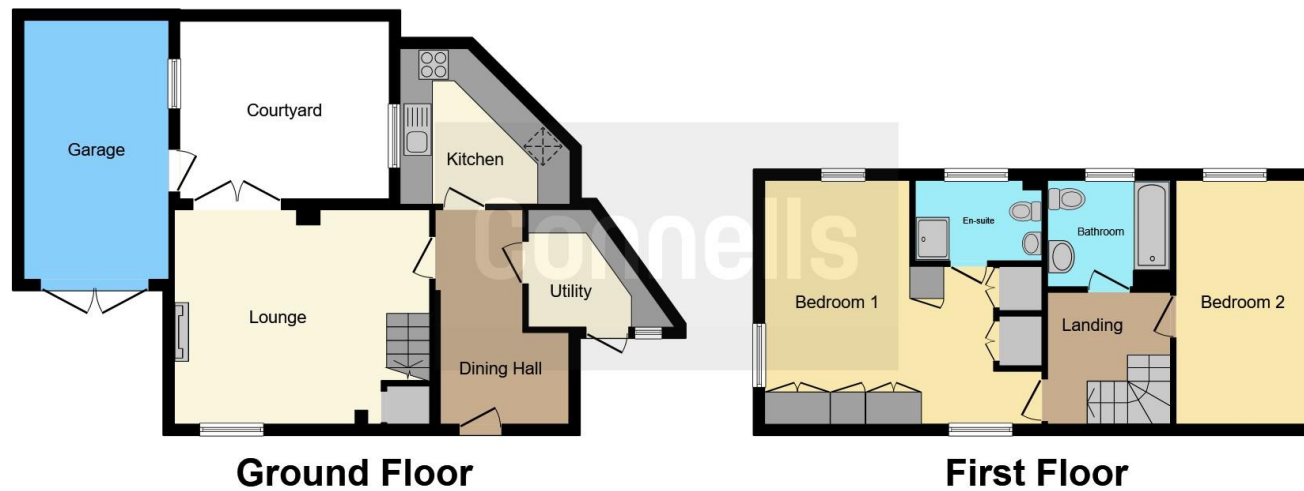
Garage

With double doors to the front, power and lighting and door leading out to the courtyard.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/BLA308613

Tenure: Freehold



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