



Connells

Jessmine Cottage Church Lane
Shearsby Lutterworth



Property Description

Nestled in the village of Shearsby, Connells are delighted to offer this two-bedroom detached, fibreglass thatched cottage to the market. The property enjoys a plot which in all is approaching 0.6 acres and offering good road links to the M1 and local railway stations.

This cottage benefits from two reception rooms, an extra garden room overlooking the rear garden, kitchen with a range of base level units with a complimentary worktop over and a window to the rear elevation, and a ground floor bathroom. Towards the front of the property, you have the beautiful view of the village church.

To the first floor there are two good sized bedrooms. Externally there are a three outbuildings and garage.

This property is offered to the market with no onward chain and needs modernisations throughout.

Entrance Hall

Accessed under the thatched storm porch is the front door which provides access into the entrance hall. The entrance hall has stairs that rise to the first floor landing.

Reception 1

14' 2" x 11' 9" (4.32m x 3.58m)

To the left side of the entrance hall access is given to a reception room which benefits from a window to the front elevation, exposed beam and stone style fireplace.

Reception 2

13' 10" x 11' 2" (4.22m x 3.40m)

To the opposing side of the entrance hall is the living room which benefits from windows to the front and side elevations, exposed beam and stone style fireplace. From the living room there is a door which gives access to an inner lobby. The inner lobby provides access to a useful storage cupboard and there is an opening which gives access to the kitchen.

Office/Snug

8' 10" x 8' 7" (2.69m x 2.62m)

To the opposing side of the kitchen there is a door which provides access to a further in a lobby where access to the rear garden can be obtained and the door which provides access into the office/snug.

Kitchen

10' 6" x 8' 10" (3.20m x 2.69m)

The kitchen has a range of base level units with a complimentary worktop over And a window to the rear elevation. From the kitchen there are two doorways both giving access further in the lobbies.

Bathroom

Ground bathroom has a window that is found to the rear elevation and a suite which comprises of a low-level flush WC, wash hand basin and panelled bath.

First Floor Landing

The first floor landing has doors which give access through to both double bedrooms.

Bedroom One

14' x 11' 2" (4.27m x 3.40m)

Bedroom number one is a generously sized double bedroom.

Bedroom Two

11' 7" x 11' (3.53m x 3.35m)

Bedroom number two is also a generously sized double bedroom which benefits from a fitted storage cupboard.

Outside

Externally to the front of the Home, there is a generously sized front garden which in the main has been laid to lawn with some mature shrubs and hedges dispersed throughout. A paved pathway leads from the public highway to the front door and in addition there is a driveway which provides off-road parking and gives access to the homes garage.

To the rear of the home there is a very generously sized garden which in the main is laid to lawn and is dispersed with a range of mature shrubs hedges and trees. The rear garden located over the foot bridge is an orchard with a range of apple and pear trees. In all the entire plot covers an area of approximately 0.6 acres.

Vendor's Note

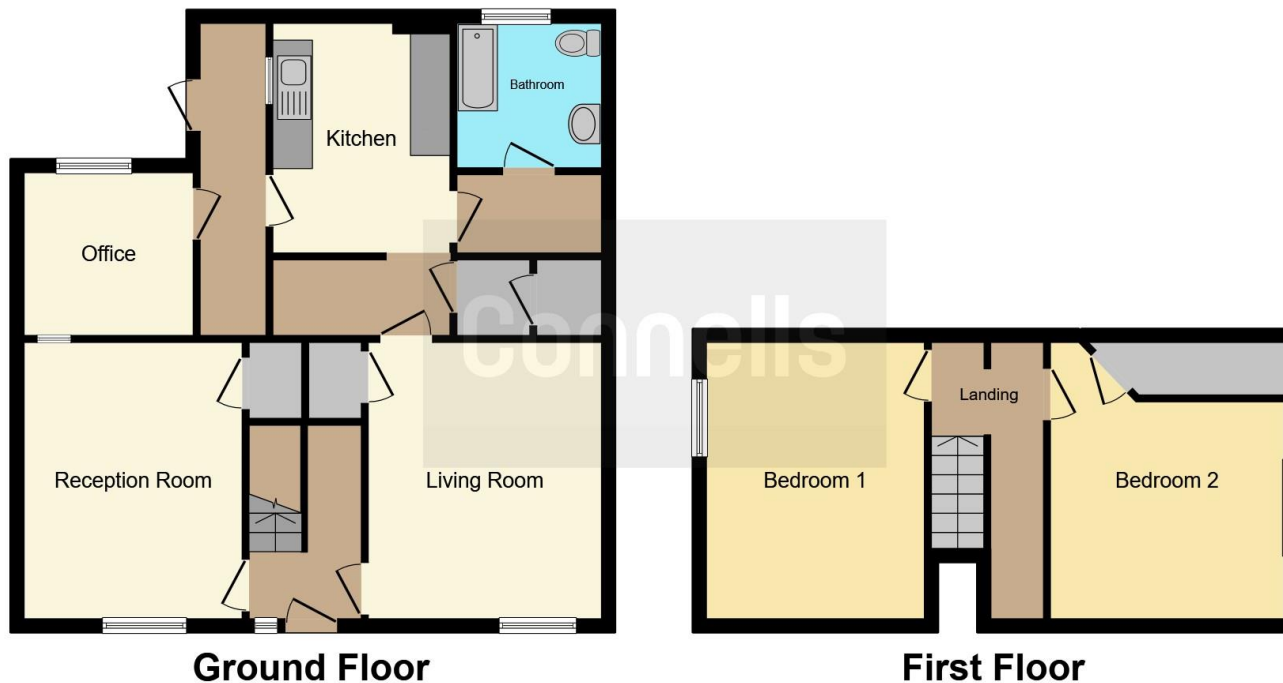
There is potential to extend or create further

building plots subject to obtaining the relevant planning permissions.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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