



Woodside, Little Lane, Desford, Leicestershire, LE9 9GP

HOWKINS &
HARRISON

Woodside,
Little Lane, Desford,
Leicestershire, LE9 9GP

Guide Price: £525,000

Situated within a secluded position in a prime residential village location. A spacious three bedroom traditional, detached bungalow occupying a generous size garden plot. In brief the accommodation comprises: two reception rooms, conservatory, kitchen, utility, WC, three good size bedrooms and a bathroom. In need of upgrading and re-furbishment this provides a superb opportunity. Offered for sale with no upward chain, an early internal viewing is strongly recommended.

Features

- Traditional detached bungalow
- No upward chain
- Hallway, kitchen, utility and WC
- Three double bedrooms and bathroom
- Two bay fronted reception rooms
- Conservatory to the rear
- Ample driveway, detached garage and outbuilding
- Larger than average garden plot



Location

The village of Desford provides a range of local shopping, educational and recreational facilities together with access to local communication networks including the A47 and A46, M1 and M69 motorways. Leicester city centre (8 miles) provides a comprehensive range of facilities including a mainline railway station and the out of town shopping centre at Fosse Park. Further local and regional facilities are available in Hinckley (10 miles), Coventry (22 miles) and Birmingham (47 miles). London is approximately 106 miles to the south and can be accessed via the M1 or through main line rail services at Leicester and Nuneaton (15 miles) both bring London to within about 90 minutes travelling time.



Accommodation Details - Ground Floor

Approached over a block paved driveway entry is via double doors into a reception porch with door leading into the entrance hall which has original parquet flooring and a large storage cupboard. Virtually all accommodation leads off this hallway, to the front is a dining room with square bay window and feature fireplace and a separate sitting room also with square bay window to front elevation and feature fireplace. The kitchen is towards the rear and has built in cupboards and has a utility room off and door into the conservatory with windows to the rear elevation and access into a separate WC and scullery/boiler room. Finally there are three good size bedrooms and a bathroom.





Outside

Externally, to the front of the is a gated access leading to substantial block paved driveway providing parking for several vehicles. There is a detached garage, lawned side garden and mature rear garden.



A rare opportunity to make a mark on this superb detached bungalow in a desired residential village location.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band - D

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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