



Pattison
Lane

Cherry Tree Cottage, Main Street, Great Oxendon, Market Harborough **Freehold** £590,000

**Pattison
Lane**

Key Features

 4  3  E  D

- Four Bedroom Detached Home
- Two Reception Rooms
- Downstairs Shower Room & Two En Suite Facilities
- Countryside Views to the Rear
- Garage & Driveway
- Utility Room & Workshop
- Downstairs WC
- Large Established Rear Garden

Cherry Tree Cottage is a beautiful and versatile village home with incredible views to the rear and an impressive landscaped garden. Properties of this standard are rarely available, an early viewing comes highly recommended.



ENTRANCE HALL

Reached via main front door. Large coat cupboard. Windows to front and side aspect. Door to dining room and WC.

CLOAKROOM

Suite comprising a wash hand basin and WC. Window to side aspect into the integral garage.

DINING ROOM 9'9 plus recess x 16'1 plus recess (2.97m x 4.90m)

Windows to front and side aspect. Dogleg stairs rising to first floor landing. Fireplace with marble hearth and Adams style surround. Under stairs storage cupboard with shelving.

LOUNGE 14' plus bay x 11'7 max (4.26m x 3.53m)

Bay window to rear aspect. Window to side aspect. Multi fuel burning stove into fireplace with surround. Doorway to breakfast area.

KITCHEN / BREAKFAST ROOM 7'8 max x 22'2 (2.33m x 6.75m)

Fitted with units to base and wall with contrasting work surfaces over and rising upstands. Under unit down lighting. Sink unit with mixer tap over. Breakfast bar. Free standing Rangemaster cooker with extractor over. Dishwasher. Window into the conservatory. Window into garage and laundry room / workshop. Open to:

UTILITY ROOM 10' x 5' (3.04m x 1.52m)

Fitted with units to base and wall with contrasting work surfaces over and rising upstands. Sink unit with mixer tap over. Space for fridge / freezer. Plumbing and space for washing machine. Door and window into laundry room / work shop.

LAUNDRY ROOM / WORKSHOP

Personal door into the integral garage. Wall units.

REAR LOBBY

Doors to the conservatory, study / bedroom four, bedroom three and shower room.

CONSERVATORY

Of Upvc construction with French style doors opening to the rear garden and windows to side aspect.

BEDROOM THREE 12'1 plus recess x 9'6 (3.68m x 2.89m)

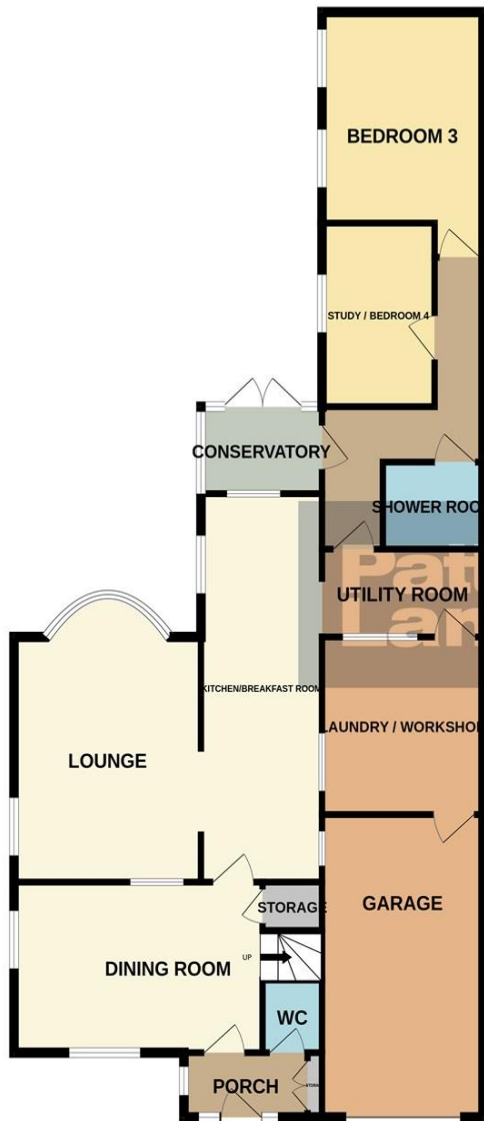
Two windows to side aspect.

BEDROOM FOUR (currently used as a study)

Window to side aspect. Handmade solid Oak cupboards, draws, desk top and shelving.



GROUND FLOOR



1ST FLOOR

**SHOWER ROOM**

Suite comprising a shower enclosure, wash hand basin and WC. Shaver point.

FIRST FLOOR LANDING

Window to side aspect. Doors to bedrooms one and two.

BEDROOM ONE 14' into wardrobe x 9'10 max plus wardrobe plus bay (4.26m x 2.99m)

Bay window to rear aspect. Built in wardrobes. Door to en suite.

EN SUITE / MAIN BATHROOM

Suite comprising a panelled bath, wash hand basin and WC. Substantial cupboard with shelving. Window to side aspect.

BEDROOM TWO 9'10 plus recess x 10'9 (2.99m x 3.27m)

Window to front aspect. Fitted open wardrobe. Doorway to en suite.

EN SUITE

Suite comprising a shower enclosure, wash hand basin and WC.

OUTSIDE**FRONT GARDEN**

Large frontage with laid to lawn and mature tree.

DRIVEWAY / GARAGE

Large block paved driveway wrap around the lawn area providing off road parking for multiple cars and access to an integral garage.

REAR GARDEN

Beautifully presented and mature garden with a large paved seating area, additional paved area and a raised decked area to the rear of the garden making the most of outstanding field views, a laid to lawn, a pond, allotment area, Alton greenhouse with double doors and a range of established shrubs and planted borders. Outside tap.

To view this property call Pattison Lane on:
01536 524425

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