



JAMES
SELICKS

TILER'S COTTAGE

MAIN STREET, BURTON OVER, LEICESTERSHIRE

Whether you're looking for a downsize, a lock up and leave bolt-hole or, a young professional seeking the rural life combined with commuter convenience, this simply stunning period cottage could be just what you're looking for. It's been sympathetically refurbished with exquisite attention to detail and offered for sale with no upward chain.

Charming period cottage • Fully refurbished and extended • Wealth of character and period features • Two double bedrooms • Refitted open plan dining kitchen & cellar • Refitted shower room • Sitting room with solid-fuel burning stove • Garden to rear • Highly sought after south Leicestershire village • No upward chain

Accommodation

As soon as you step inside into the sitting room, you will be impressed by the character, charm and exquisite attention to detail that has been invested in this home. Flag stone flooring, brace and latch cottage style doors and exposed beams all blend seamlessly with contemporary features such as electric, remote-controlled blinds and modern, yet traditional in style, old school radiators to create an elegant, cosy space to relax unwind in front of the solid-fuel burning stove.

Through the brace and latch door you will find a show-stopping open plan dining kitchen. Refitted with an extensive range of contemporary units that provide ample storage space. Stone worksurfaces to the counter tops and a central island offer plenty of space for preparation. Integrated appliances include a wine cooler, double oven, induction hob, ceramic Belfast sink with Quooker tap, dishwasher and a fridge/freezer. Natural light fills the space through the double doors and window that overlook the westerly facing garden beyond. To the corner is a handy storage cupboard, which leads to a further cupboard underneath the stairs and access to the cellar beneath the kitchen. The brace and latch door to the right of this cupboard is the stairs which lead up to a striking landing with vaulted ceiling, skylight and exposed beams.

On the right of the landing is a walk-in storage cupboard, ideal for use as a walk-in wardrobe. The front bedroom features a high, partially vaulted ceiling which adds to the sense of space within this room. Fitted wardrobes provide ample storage space while the electric blinds offer convenience.

The rear bedroom also features fitted wardrobes and two windows that take in attractive views of the garden. The shower room has been refitted and offers an elegant, luxurious space which seamlessly blends period charm with a contemporary suite which comprises walk-in shower cubicle, WC and a wash hand basin.

Outside

The rear garden can be accessed via either the double doors to the rear of the dining kitchen or Back Lane and a shared path that runs parallel to the rear boundary. It also features your own space for bin store and where you will find a timber framed shed. From here a gate leads into the garden where you will find a gravel path running to the side of an extensive lawn, that leads up to the house and paved patio terrace. There is space for dining, seating or lounging and is the perfect spot to enjoy the southerly aspect at the side and the summer sunsets to the rear.

Location

This picturesque south Leicestershire conservation village is without doubt one of the most sought-after locations within the County with the pretty street scenes, high quality housing and a strong community spirit all significant factors. Very convenient for Leicester, Market Harborough and Great Glen, Burton Overy retains its rural charm and remains a working farming community with very little through traffic.





The village itself has a popular dairy for milk, bread and cakes, and an active church congregation, a well-liked public house, a village hall with nearby Great Glen providing local amenities catering for all day-to-day needs.

Shopping and supermarket facilities are available in the city of Leicester some seven miles to the north, Oadby, Fosse Park and the thriving town of Market Harborough. For the commuter, Market Harborough has mainline rail services to London St Pancras in under an hour with its new Eurostar link, and the M1 is accessible at junction 21.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed. **Built:** Before 1900

Conservation Area: Yes

Tax Band: B

Services: The property is offered to the market with all mains services and gas-fired central heating

Broadband delivered to the property: TBC

Meters: TBC

Non-standard construction: Believed to be of standard constructed

Wayleaves, Rights of Way, Easements & Covenants: Yes

Flooding issues in the last 5 years: No

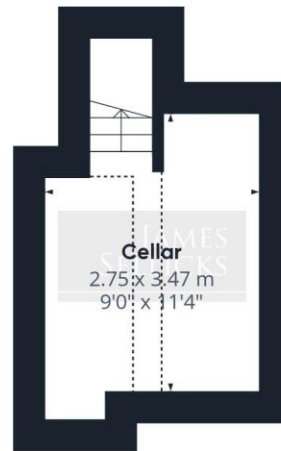
Accessibility: Two storey dwelling. No modifications

Satnav Information

The property's postcode is LE8 9DL, and house number 2.



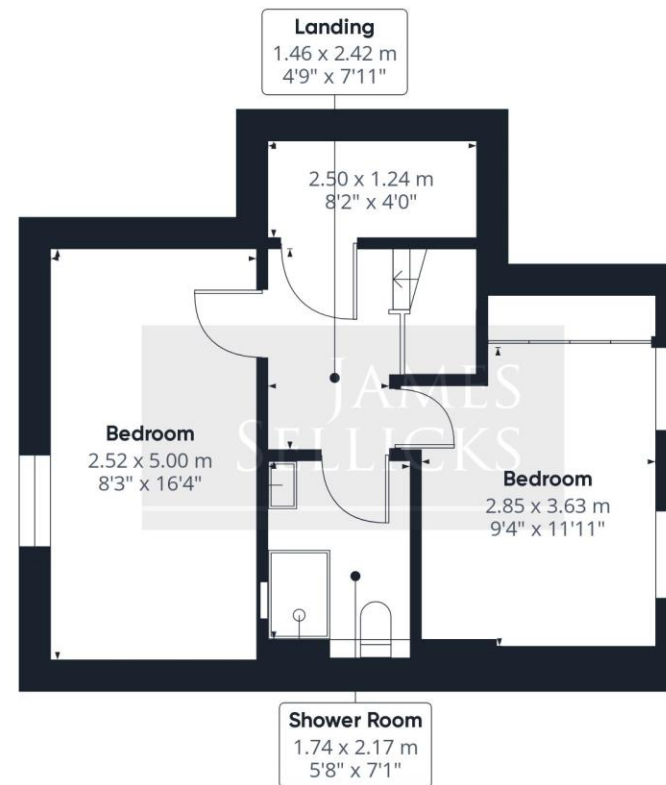




Floor -1



Floor 1



Floor 2

Approximate total area⁽¹⁾

81.53 m²

877.59 ft²

Reduced headroom

7.08 m²

76.23 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseilicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



JAMES
SELICKS

