



# HONEYSUCKLE COTTAGE

MOWSLEY, LEICESTERSHIRE



## HONEYSUCKLE COTTAGE, SADDINGTON ROAD, MOWSLEY, LEICESTERSHIRE. LE17 6NY

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An opportunity to purchase an extended Victorian semi-detached property within the sought-after south Leicestershire village of Mowsley. The property provides flexible accommodation and extends to four bedrooms, two bathrooms, sitting room, open plan kitchen/dining/living and utility room.

### ACCOMMODATION

Accessed via a timber entrance door with glazed panel and brass hardware, pitched tiled porch canopy with courtesy lighting.

### OPEN PLAN LIVING KITCHEN

Good range of base and drawer units with preparation surface over, tiled splash back, single sink and drainer with mixer tap over, inset one and a half electric ovens with halogen hob over and concealed extractor canopy above, range of corresponding eye-level units, recessed spots to ceiling, window to rear elevation overlooking the garden opening onto:

### LIVING / DINING SPACE

Windows to front elevation, wall lighting, stairs off, door to front elevation.

### UTILITY ROOM

Range of base and drawer units with preparation surface over, single stainless steel sink space and plumbing for washing machine, space for dryer, laminate flooring, part glazed door to side elevation, window to rear elevation.

### SITTING ROOM

Windows to rear elevation, feature stone fireplace housing open fire and polished slate hearth. Alcoves with display shelving, glazed double doors opening out onto rear garden, pendant lighting.

### STAIRS TO:

### FIRST FLOOR ACCOMMODATION

### LANDING

Loft access

### BEDROOM ONE

Window to front elevation.

### ENSUITE SHOWER ROOM

Fully tiled shower enclosure with wall mounted fittings and shower curtain, low flush w.c., pedestal wash hand basin, obscure glazed window to rear elevation.

### BEDROOM TWO

Window to rear elevation.

### BEDROOM THREE

Window to front elevation.

### BEDROOM FOUR

Window to front elevation.

### FAMILY BATHROOM

Three-piece suite comprising panelled bath with telephone style mixer taps and tiled surround, low flush w.c., wash hand basin. Airing cupboard housing hot water tank and shelving.



## OUTSIDE

To the front of the property the area is hard landscaped and provides for off road parking. A side access leads to:

## REAR GARDEN

A patio area is perfectly placed for outdoor entertaining and can be accessed from the living room. An area of lawn provides a private area of amenity and is bordered by established planting, and benefits from a garden shed. The boundary is depicted by a close boarded fence.

## LOCATION

The village of Mowsley is situated within some of South Leicestershire's most attractive open countryside. The village has a range of amenities including a church and a well-established public house. There is a more comprehensive range of amenities in the nearby village of Kibworth Beauchamp. Mowsley is situated for easy access to Leicester City Centre and Market Harborough both of which have main line rail services to London St Pancras International in approximately one hour.

This property is offered chain free.

. Particulars prepared July 2023

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