

make the move



## Shepherd's Cottage

TOWN STREET, BURTON OVERY.  
LE8 9DT

Guide price

£275,000

A charming two bedroom detached cottage situated within this sought after village of Burton Overy.

This delightful quintessential cottage. The accommodation offers two bedrooms and one 'off road' car parking space and benefits from retained original features throughout.

This property is offered chain free.

- Sought after village location
- Offered chain free
- Family bathroom
- Two bedrooms
- Kitchen
- Sitting room with open fire
- Private off road parking space
- Small south west facing garden
- EPC E

## LOCATION

The picturesque south Leicestershire village of Burton Overy boasts a public house, village hall and a fine church. The village, surrounded by farmland, offers many scenic public walks. The village lies approximately nine miles south of the city of Leicester and approximately ten miles from Market Harborough.

## ACCOMMODATION

Accessed via a part glazed door into:

### ENTRANCE LOBBY

Stairs to first floor accommodation, quarry tiled floor, understairs storage, exposed original timbers, part glazed door to front elevation.

### SITTING ROOM

Window to front elevation with countryside views, exposed stone fireplace with flagstone hearth housing open fire, wall lighting, exposed original timbers, exposed feature stonework, window to rear elevation with views across the garden.

### KITCHEN

Space and plumbing for white goods, melamine work surface with inset stainless-steel sink and tap, space for free standing cooker, base units and matching double wall units. Full height

built- in cupboard, quarry tile floor, exposed timbers to ceiling, window to front elevation.

## FIRST FLOOR ACCOMMODATION

### LANDING

Window to rear elevation, cupboard housing central heating boiler.

### BEDROOM ONE

Windows to front elevation with far reaching views, window to rear elevation, wall lighting, exposed timber floor.

### BEDROOM TWO

Window to front elevation with far reaching views, range of full height built in storage cupboards.

### FAMILY BATHROOM

Three-piece suite comprising panelled bath with tiled surround, wall mounted electric shower over, low flush w.c., pedestal wash hand basin.

### OUTSIDE

To the rear of the property a bijou garden with picket fence depicting the boundary makes for easy maintenance. There is a designated parking space to the rear.



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