



Main Street,  
Woodhouse Eaves



**£275,000**

- CHARMING CHOCOLATE BOX COTTAGE
- SEMI DETACHED
- GRADE II LISTED
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- FULL MODERNISATION REQUIRED
- FOR SALE WITH NO CHAIN
- FREEHOLD
- EPC rating EXEMPT



A charming "Chocolate Box" Grade II listed semi detached cottage occupying this prime Charnwood Forest location and for sale with no chain.

The property offers an exciting chance to modernise and style to a finish of your choice with likely improvement works to include a new kitchen and bathroom, some damp improvements, redecoration and floor coverings and general updating.

The property features a gradient Swithland slate roof and we believe at one time in its history was a local tea room.

Enter through the hallway which unusually slopes down towards the rear of the property, having exposed beams, a patterned glass full height internal window allowing for natural light and an original panelled door leading in to the lounge.

The lounge is to the front enjoying character beamed ceiling, under stairs alcove, cupboard housing the gas metre, stone built chimney breast with a fronting electric fire and original shelving adjacent. Window shutters and enclosed staircase leading to the first floor.

Twin opening doors from the hall lead into a rear dining room which has French doors leading out in to the garden ideal for summer entertaining, door to the ground floor bathroom and access to the kitchen. The galley style kitchen currently has a range of base unit cupboards with drawers, hob and extractor, plumbing for a washing machine and dishwasher, two windows, a range of eye level cupboards and a door leading into the rear lobby.



Leading off the lobby is a handy ground floor wc along with uPVC double glazed side entrance door leading out in to the garden. A ground floor bathroom leads off the dining room, this has a mobility style bath with accessible door, folding glass shower screen and over bath Mira electric shower, half height and fully tiled splashbacks, a vinyl tiled floor, extractor and window.

Upstairs there are two double bedrooms, both with a range of fitted wardrobes.

The property is located on Main Street where on street parking exists on a first come first served basis and with the property having an attractive slate dry stone wall and gate leading into a fore garden. The generous attractive rear lawn garden has a paved patio outside the rear entrance door and steps with a path leading to a lower lawn which has an attractive range of borders, shrubs and flowers, garden shed and summerhouse, behind the shed is an original brick built pigsty. Access into the garden is via a side gate leading around the neighbouring property back upto the road as indicated on the plot map.

Good to know: The property is Grade II listed. Partially uPVC double glazed, the front windows to the front of the house are hardwood with secondary glazing and the front door is hardwood. Gas central heating powered by a Worcester combination boiler located in bedrooms twos airing cupboard. For sale with no chain.

To find the property, proceed from Loughborough heading out on the A6 Leicester Road continuing ahead at the roundabout approaching Quorn and turning right at the traffic lights on to Woodhouse Road. Proceed through the outskirts of Quorn heading through the village of Woodhouse where you will eventually reach Woodhouse Eaves, take the first turning left into Main Street. Continue along here where the property is situated on the left hand side identified by the agent's 'For Sale' board.

ENTRANCE HALLWAY 3.48m x 1.32m (11'5" x 4'4")

LOUNGE 4.02m x 4.12m (13'2" x 13'6")

DINING ROOM 3.65m x 3.35m (12'0" x 11'0")

KITCHEN 4.19m x 1.69m (13'8" x 5'6")

LOBBY 1.84m x 0.81m (6'0" x 2'8")

GROUND FLOOR WC 1.69m x 0.84m (5'6" x 2'10")

GROUND FLOOR BATHROOM 1.78m x 1.72m (5'10" x 5'7")

BEDROOM ONE 4.59m x 3.21m (15'1" x 10'6")

BEDROOM TWO 3.12m x 3.26m (10'2" x 10'8")





## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D.

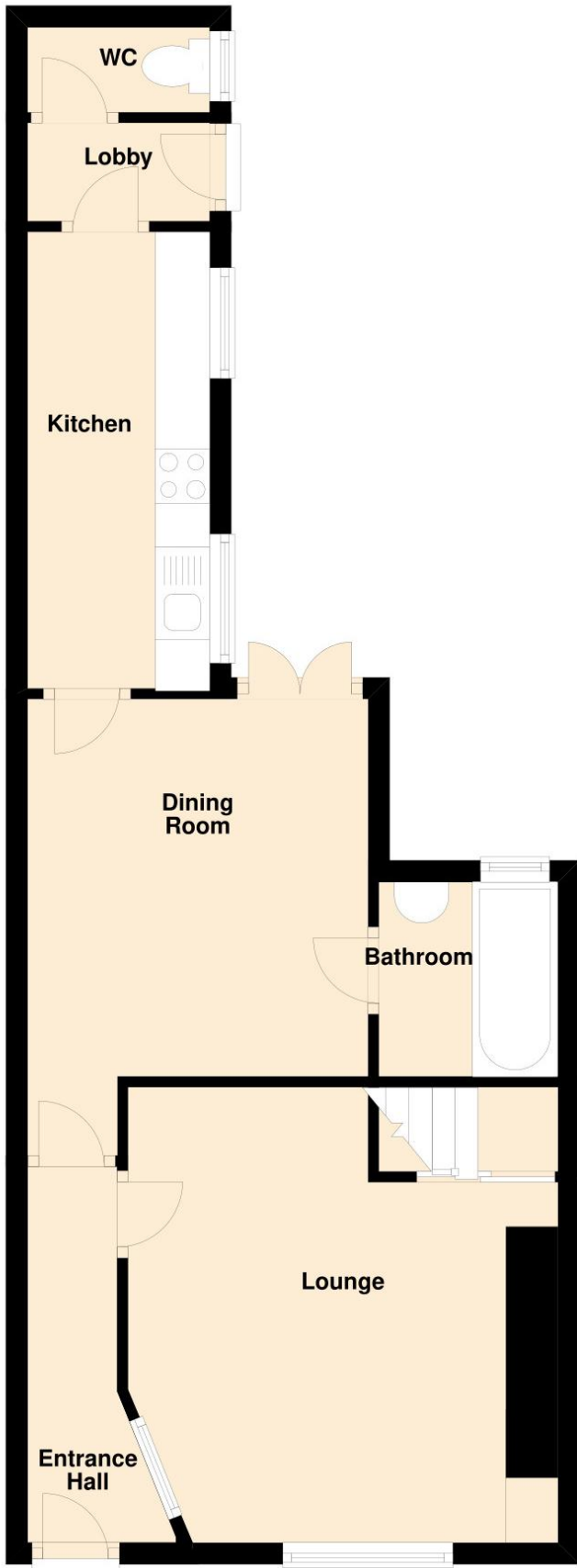
## DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

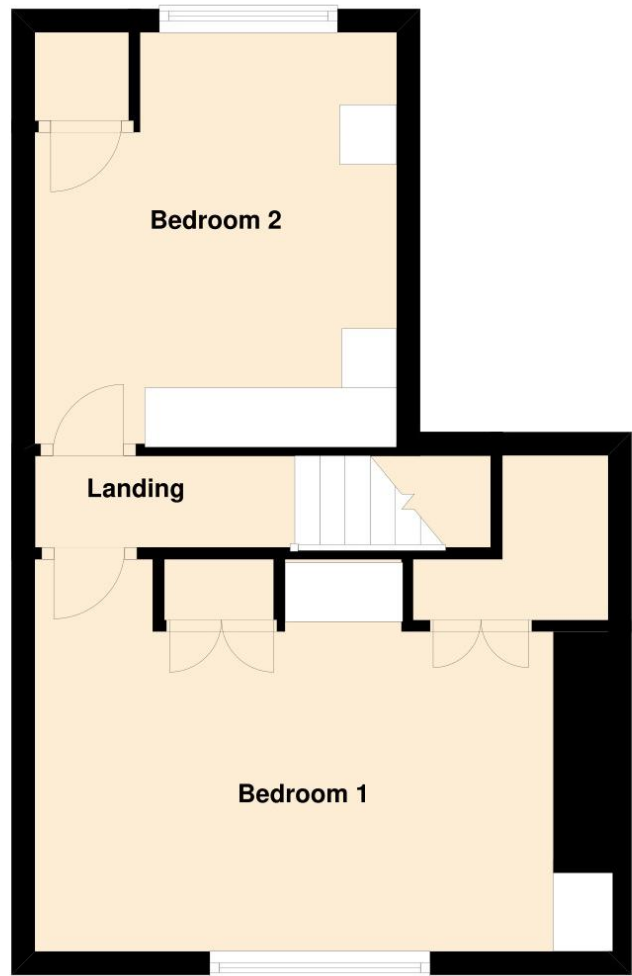
## REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Ground Floor



### First Floor





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