



Clock Cottage, 12 Main Street, Thorpe Satchville,
LE14 2DQ

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Key Features

- 17th Century Character Property
- Three Bedrooms
- Wealth of Character Features
- Exposed Beams
- Inglenook Fireplace
- Living & Dining Room
- Detached Garage
- Village Location
- EPC Rating E
- Freehold

Guide price £335,000





Situated in a popular Leicestershire village is this 17th Century cottage having a wealth of character and features to include exposed wall and ceiling beams, latch and brace doors and an inglenook fireplace. Having the benefit of a detached double garage in a block, the accommodation comprises in brief, entrance lobby, dining room, spacious living room and fitted kitchen. On the first floor are three good sized bedrooms and a family bathroom. Outside is a gravelled frontage providing off-road parking and a particular highlight is the larger than average enclosed rear garden.

Accessed via the front door into the entrance lobby, tiled floor, beams to the ceiling and a feature exposed wall beam, window to the front aspect and stairs rising to the first floor. Opening into the dining room with a continuation of the tiled flooring and exposed beams to the ceiling and door off to a spacious living room, two windows to the front aspect, solid wooden floorboards and skirting boards, exposed beams, and a feature Inglenook open fireplace. Stairs rising to the first-floor landing with access to a boarded loft and doors off to three good sized bedrooms, the main bedroom having a Juliet balcony and a family bathroom.



There is a detached double garage in a block which has had a new roof with an up and over door and there is space at the front of the property for two cars. There is a small, gravelled courtyard to the right of the kitchen with outdoor seating and a particular highlight of the property is the enclosed rear garden which has timber panel fencing to the boundaries, mature shrubs and trees, outbuildings, brick-built barbeque and oven and orchard.



Entrance Lobby

Dining Room 3.75m x 5.71m (12'4" x 18'8")

Living Room 3.75m x 4.30 (12'4" x 14'0")



Kitchen 3.31m x 2.31m (10'11" x 7'7")

Bedroom One 4.33m x 3.26m (14'2" x 10'8")

Bedroom Two 3.94m x 3.66m (12'11" x 12'0")



Bedroom Three 3.05m x 3.16m (10'0" x 10'5")



Bathroom

Double Garage 5.23m x 5.37m (17'2" x 17'7")







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: E

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.