



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Fernleigh Cottage, Church Close,
£465,000

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"Fernleigh Cottage"

A wonderful opportunity has arisen to secure this beautifully positioned home within the heart of the village neighbouring the pretty church. The property comes with driveway parking and a double garage while the enclosed garden is nicely established and offers a modern garden studio. This property was extensively improved by the current owners during 2019/2020 and offers a comfortable and modern interior combined with energy efficiency installations including solar panels with battery backup and an EV charger. The accommodation comprises hall, guest WC, open plan kitchen/dining room, boot room and spacious lounge with an inglenook fire place with wood burner. Upstairs there is a family bathroom and four bedrooms. A unique family home.

Description:

This well equipped and presented property is well positioned with Caldecott which offers easy connections to Corby, Uppingham, Oakham and Market Harborough. The property is located within Church Close with no passing traffic to the front elevation and neighbours the pretty church.

Extensively refurbished during 2019/2020 the property is offered for sale with a stylish and modern interior which comprises entrance hall which leads to the guest WC.

There is underfloor heating to the ground floor accommodation.

The kitchen/dining room is open plan providing a relaxed area to dine and be social. The kitchen is fitted with a range of Shaker style wall and base level units with solid oak work surfaces incorporating a Belfast butler style sink with mixer tap and ceramic tiled wall surrounds. There is a floor standing range cooker and an integrated dish washer, fridge and freezer. Ceramic tiled floor.

Accessed from the kitchen/diner the boot room allows access to the rear garden and provides useful storage space. There is a roof window and a quarry tiled floor.

The lounge is dual aspect which French doors opening onto the rear garden. This light and airy room features a solid oak floor and an inglenook fire place with modern wood burning stove.

From the first floor landing there is a family bathroom which includes a side panel bath with shower and screen, WC and a wash hand basin set on a vanity storage unit with ceramic tiled wall surrounds.

There are four bedrooms. Gas fired central heating system, solar PV with 10KW battery backup and there is a EV charger.

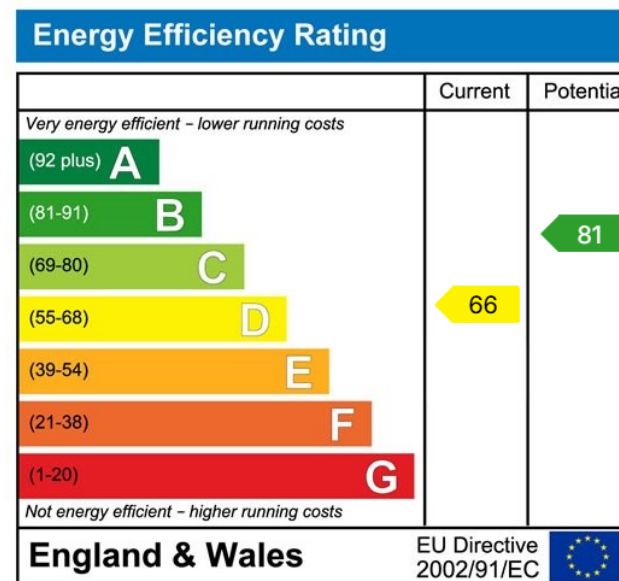
Outside:

Nestled nicely toward the end of Church Close, this property comes with an retained front garden there is a exterior storage cupboard which is attached to the property and offers space and plumbing for a washing machine. There is a lawn and a path which leads around the side and to the rear garden. The rear garden faces a westerly direction and is enclosed by timber fencing and stone walling. The garden is mainly laid to lawn with a paved patio. There is a modern garden studio which measures 16'10" x 7', an ideal space for an external office. The double garage measures 16'10" x 15'10" and comes with light and electric points.





- Boot Room 4.39m x 1.45m (14'5" x 4'9")
- Kitchen/Diner 6.02m x 5.54m (19'9" x 13'2")
- Lounge 6.02m x 3.58m (19'9" x 11'9")
- Bedroom One 4.52m x 3m (14'10" x 9'10")
- Bedroom Two 4.75m x 3m (15'7" x 9'10")
- Bedroom Three 2.44m x 3m (8'0" x 9'10")
- Bedroom Four 2.67m x 3.05m (8'9" x 10'0")
- Bathroom 2.16m x 1.7m (7'1" x 5'7")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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