



**Connells**

Brook Street  
Walcote Lutterworth



## Property Description

**\*\*THATCHED COTTAGE IN SOUGHT AFTER VILLAGE LOCATION\*\*** The Old Post Office is a beautifully presented, three storey Grade 2 Listed cottage located in the highly sought after village of Walcote, offering local facilities and excellent road links to the M1, M6 and A14.

Internally the property comprises on the ground floor, an entrance hallway, lounge with inglenook fireplace, dining room with timber ceiling beams, breakfast kitchen with french doors and a log burner. To the first floor is a landing area, two double bedrooms a family bathroom. The second floor comprises of two further bedrooms.

Externally there is an enclosed rear garden and garage storage.

## Ground Floor

### Entrance Hall

Hallway, oak floor, working fireplace, understairs cupboard.

### Lounge

13' 5" x 13' 2" ( 4.09m x 4.01m )  
Large window, open fire, beams, carpets.

### Dining Room

17' 5" x 8' 4" Max ( 5.31m x 2.54m Max )  
To rear, windows both sides - dual aspect.

### Kitchen

24' 7" x 8' 8" ( 7.49m x 2.64m )  
Wall & base units, modern Belfast sink, Integral dish washer and fridge freezer, vinyl flooring, wood burner, side access to private garden.

## First Floor

### Landing

carpets

### Bedroom One

12' 6" x 11' 1" ( 3.81m x 3.38m )

Window to front, built in wardrobes,

### Bedroom Two

17' 7" x 12' 3" ( 5.36m x 3.73m )

To rear, dual aspect windows, carpeted.

### Bathroom

Roll top bath, w/c & sink, oak floor.

## Second Floor

### Bedroom Three

12' 1" x 10' 2" ( 3.68m x 3.10m )

Window to front, exposed beams.

### Bedroom Four

10' 5" x 8' 5" ( 3.17m x 2.57m )

To front, window overlooking garden, carpets.

## Outside

### Rear Garden

Private lawn & gravelled seating area.

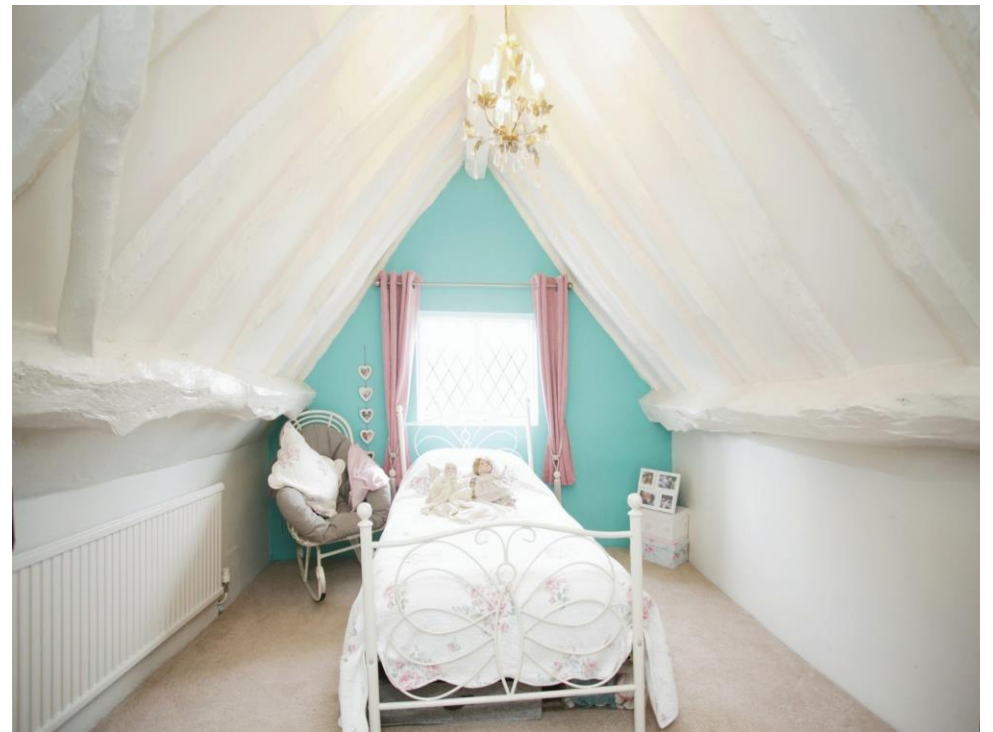
### Parking

street parking.

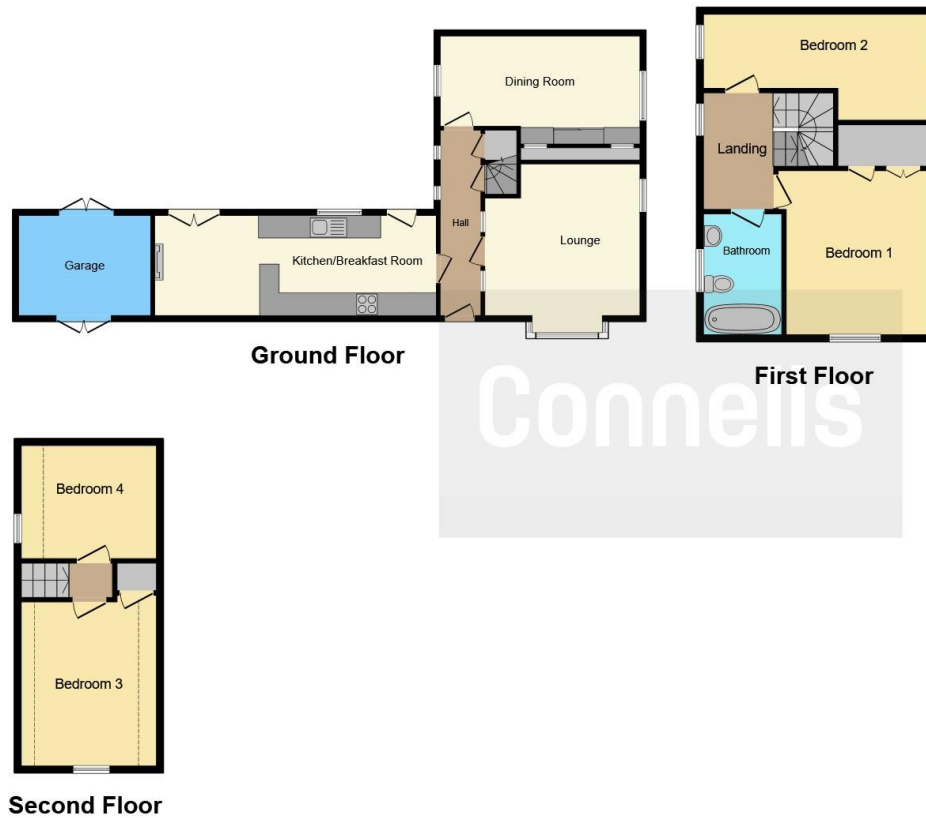
### Outbuildings

Garage, power & light.









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**EPC Rating: F**

**view this property online [connells.co.uk/Property/RBY106551](http://connells.co.uk/Property/RBY106551)**

Tenure: Freehold



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