



Measurements

- Living Room** 11' 7" x 10' 1" (3.53m x 3.07m)
- Kitchen** 13' 9" max x 11' 7" max (4.19m x 3.53m)
- Dining Room** 11' 3" max x 9' 3" max (3.43m x 2.82m)
- Main Bedroom** 11' 3" x 9' 8" (3.43m x 2.94m)
- Bedroom Two** 12' 5" max x 10' 7" max (3.78m x 3.22m)
- Bedroom Three** 11' 10" max x 9' 11" max (3.60m x 3.02m)
- Bathroom** 8' 9" max x 8' 5" max (2.66m x 2.56m)



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“True Village Charm”



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Positioned within the picturesque village of Wilbarston this charming part stone built cottage, dating back to the 1800’s boasts a host of period features, two reception rooms, three bedrooms and a low maintenance garden.

Property Highlights

- The property also benefits from UVPC sash windows, a modern boiler installed in December 2020 and solar panels which are owned, helping to contribute to the electricity, offering a fantastic bonus to help towards the cost of living.
- Conveniently located within walking distance to the local shop & Post Office, the pub, church and countryside walks are on the doorstep. Stoke Albany is either a 10 minute walk away or a short drive with the renowned White Horse pub, and Market Harborough is within a 10 minute drive with a variety of independent local shops and restaurants.
- Inviting entrance hall offering a wealth of character with beautiful patterned quarry tiled flooring, traditional internal panelled doors and stairs rise to the first floor.
- Beautifully appointed living room boasting engineered oak flooring, an exposed timber beam, a gas fireplace with a stone hearth and timber mantle and a charming window seat with storage beneath.
- Formal dining room featuring engineered oak flooring with space for a dining table and chairs and access to an under-stairs storage cupboard.
- Fitted kitchen/breakfast room boasting a dual aspect injecting an abundance of natural light, LED ceiling spot lights, exposed brick feature walls, space for a breakfast table and a door leads out to the rear garden.
- The kitchen comprises an array of timber eye and base level units, a timber effect roll top work-surface, ceramic wall tiles, an ‘Armitage Shanks’ Belfast sink and a ‘Newhome’ cooker with a gas hob set within a tiled inglenook with an exposed timber beam. Additional appliances include a dishwasher, fridge, freezer and space for a washing machine (current washing machine not included).
- Stairs rise to a first floor with continued traditional panelled doors and a loft hatch to an insulated attic.
- Three bedrooms two of which are double in size with the third bedroom being a large single, making an ideal nursery or study, perfect for those working from home.
- The main bedroom features part raked ceilings, decorative panelling, space for a king size bed and a useful storage cupboard/wardrobe.
- The second bedrooms also boasts a generous size and features part raked ceilings, exposed timber floorboards, a charming window seat and fitted wardrobes.
- Family bathroom comprising exposed timber floorboards, a heated towel rail, floor to ceiling wall tiles, LED ceiling spot lights, a storage cupboard and a white four piece suite to include a roll top bath with a mixer tap and shower attachment, a double width shower cubicle with a Triton shower over, LED ceiling spot lights, a wall hung wash hand basin and a low level WC.



Outside

The attractive property offers great curb appeal with its stone and rendered frontage, upvc sash windows and double fronted aspect. There is also side access to the rear garden and the outbuilding. The rear courtyard garden has been designed with low maintenance in mind and features a block paved area with space for an outdoor table and chairs, planted borders, a raised decked area ideal for entertaining and a timber gate leads to the front elevation. To the rear of the garden are two brick outbuildings providing fantastic storage space with one benefitting from an additional door to the side elevation.