



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Main Street, Great Oxendon

4 3 2



'Cherry Tree Cottage'

Entrance is gained through a composite front door into a welcoming entrance hall featuring tiled flooring, windows to the front and side elevation, a storage cupboard, and a guest WC.

Formal dining room boasting timber effect flooring, windows to the front and side elevation, ample space for a large dining table and chairs, a charming fireplace with space for an electric log burner and stairs rising to the first floor.

Beautifully appointed living room benefitting from a generous bay window overlooking the south facing garden and the neighbouring countryside. The room also benefits from a tall, panelled radiator and an exposed brick fireplace with 'Jotul' multi-fuel wood burner and tiled hearth.

Fantastic kitchen/breakfast room featuring Karndean flooring, space for a breakfast table and chairs and an opening into the utility area.

The utility area features continued Karndean flooring, eye and base level units, a granite worksurface with draining grooves and a matching upstand, ceramic wall tiles and a sink with a mixer tap. There is also space for a washing machine, a fridge/freezer and a door leading into the workshop.

Naturally light conservatory offering a perfect space to relax, overlooking the rear garden with French doors leading out.

Bedroom three boasts high park raked ceilings, two windows overlooking the garden, ample space for a king size bed and a loft hatch to a partially boarded attic.

Ground floor study, perfect for those working from home featuring Karndean flooring, bespoke fitted storage with inset lighting and a window overlooking the garden. The room also offers the potential to be used as a fourth bedroom or snug.

Ground floor shower room comprising ceramic wall tiles, LED ceiling spotlights and a white three-piece suite to include an oversized shower cubicle, a pedestal wash hand basin and a low level WC.

The workshop leads off the utility and features ample space for storage and a door into the garage.

Guest WC comprising tiled flooring, floor to ceiling wall tiles, a pedestal wash hand basin and a low-level WC.

Impressive main bedroom boasting a bay window flooding the room with an abundance of natural light and fantastic views overlooking the south facing garden and neighbouring countryside. The room benefits from ample fitted wardrobes, park raked ceilings, space for a super king size bed and an ensuite Bathroom.

The second bedroom also benefits from being double in size with high quality carpeting, park raked ceilings and an ensuite shower room.

Single garage with an electric up and over door, power, light supply, two roof lanterns injecting natural light and a rear door to the workshop.

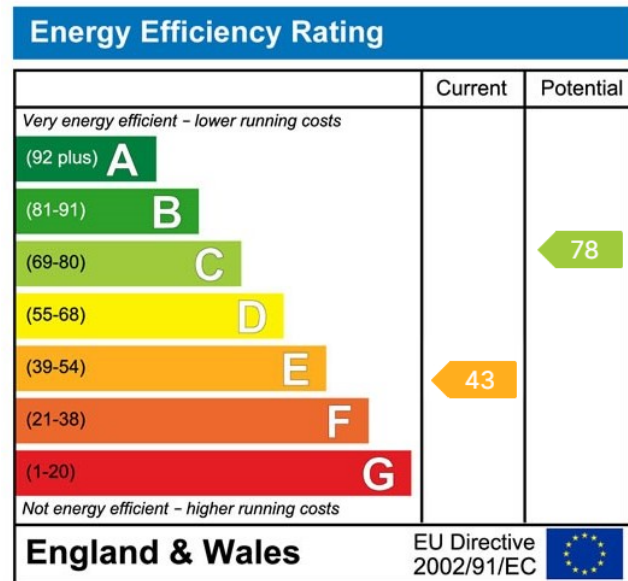
Elevated and set back from the road the property boasts a neat and attractive frontage featuring a well-kept lawn, a cherry tree, a log store, and a side gate to the rear garden. There is also a block paved driveway providing off road parking for four to five vehicles and a single garage.

The extensive south facing rear garden is a true sun trap, boasting a generous size with a variety of sections and superb stunning countryside views.





- Dining Room - 4.9m x 3.12m (16'1" x 10'3")
- Living Room - 4.27m x 3.43m (14'0" x 11'3")
- Kitchen/Breakfast Room - 6.76m x 2.34m (22'2" x 7'8")
- Conservatory - 2.34m x 1.45m (7'8" x 4'9")
- Ground Floor Shower Room - 1.88m x 1.32m (6'2" x 4'4")
- Bedroom Three - 2.87m x 4.14m (9'5" x 13'7")
- Bedroom Four / Study - 2.87m x 1.83m (9'5" x 6'0")
- Main Bedroom - 4.52m x 3.05m (14'10" x 10'0")
- Bedroom Two - 3.58m x 2.59m (11'9" x 8'6")
- Garage - 5.82m x 3.07m (19'1" x 10'1")
- Workshop - 3.07m x 2.21m (10'1" x 7'3")
- Ensuite 1 - 3.56m x 1.91m (11'8" x 6'3")
- Ensuite 2 - 1.7m x 1.63m (5'7" x 5'4")



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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