



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Lark Rise Cottage, Town Street, Burton Overy

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‘An Elegant Cottage Retreat’

Occupying a desirable position and neatly tucked away within the picturesque rural village of Burton Overy, this beautifully renovated three-bedroom cottage boasts a stunning country chic interior, a delightful south-west facing front garden and a useful workshop!

Over the last four years, Lark Rise Cottage, has benefitted from a full rewire, new gas boiler, a new kitchen, shower room, decor, flooring and a renovated workshop, whilst also keeping its characterful charm.

The sought-after village of Burton Overy boasts a popular village pub, a village hall, a community church, a village farm selling local milk and eggs and a wealth of stunning countryside walks. The village is just shy of two miles from Great Glen, Leicester Grammar School, and the A6, providing links to Oadby, Kibworth, Market Harborough and Leicester City with direct train links to London St Pancras. Villagers also benefit from being within the proximity of receiving delivery takeaways!

Entrance to the property is gained into the charming country style kitchen boasting terracotta tiled flooring, exposed timber beams, space for a dining table and chairs and a useful pantry/storage cupboard.

The kitchen was replaced in 2021 and features a host of shaker style eye and base level units, a solid oak work-surface being just over 2ft in depth to allow for additional workspace, a Belfast sink with a mixer tap, ceramic wall tiling, and a fantastic Range Master cooker with an electric oven and five ring gas hob (available under separate negotiation). There is also space for a fridge freezer and dishwasher, washing machine and tumble dryer space within the units.

Beautifully presented living room comprising brace and latch door, laminate flooring, a fireplace with a multi-fuel burner and oak beam, an array of cabinetry with wooden tops and stairs rising to the first floor.

First floor landing with brace and latch doors and a loft hatch to a partially boarded attic.

Three well-proportioned bedrooms in excellent decorative order and benefitting from updated carpeting.

The main and second bedroom are both double in size, positioned to the front elevation, overlooking the delightful garden. Bedroom three is of a generous single size with a fitted cupboard.

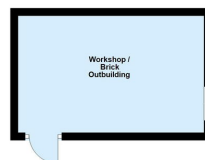
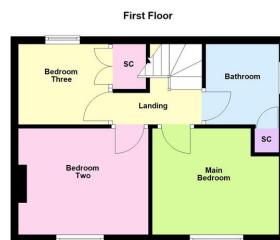
The shower room features a tall chrome heated towel rail, ceramic wall tiling, a storage cupboard, and a white three-piece suite to include a large walk-in shower, a wash hand basin with a vanity storage unit beneath and a low-level WC.

Nestled within a country lane, the property is tucked away off Town Street and is one of three terrace cottages positioned at the end of a quiet courtyard. The cottage is set back with a generous front garden and boasts a gravelled driveway with parking for up to three cars and access to a workshop.

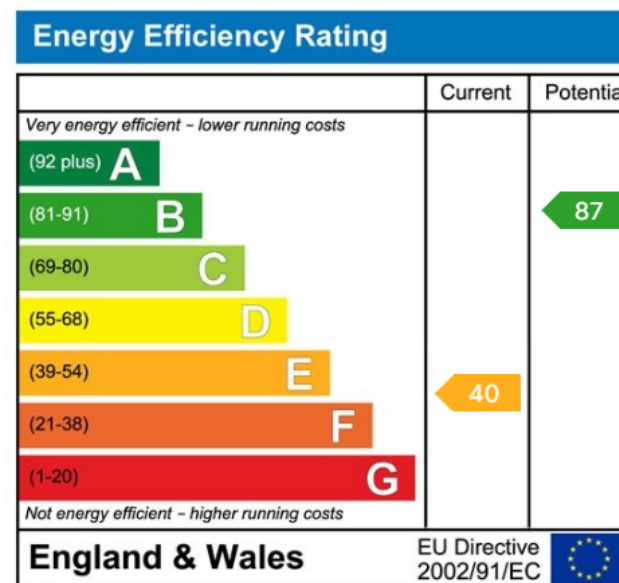
The garden features a desirable south-west facing aspect and benefits from a generous lawn with a host of mature hedgerow, beautifully planted borders, a patio area and a pathway to the front door. The patio wraps around the side of the property, where you will find a timber pergola and a raised vegetable plot within a charming red brick retaining wall.

The detached workshop/outbuilding benefits from lighting, power sockets, and a connected alarm system.





- Living Room - 5.03m x 3.33m (16'6" x 10'11")
- Kitchen - 5.03m x 3.3m (16'6" x 10'10")max
- Main Bedroom - 3.38m x 2.84m (11'1" x 9'4")
- Bedroom Two - 3.43m x 2.84m (11'3" x 9'4")
- Bedroom Three - 2.39m x 2.13m (7'10" x 7'0")
- Shower Room - 2.01m x 1.93m (6'7" x 6'4")



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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