



# Wharf Cottage

Church Lane | | Thrussington | LE7 4TE

Asking price £775,000



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An outstanding character home, generously proportioned and sitting on an extensive and well maintained garden plot at the heart of this much sought after and highly regarded village. A perfect family home, this property has been lovingly maintained by the same owner for decades, with views towards the Church, set within the pretty street scene of Church Lane. The Village has numerous amenities including popular pub/restaurant, deli-café, Primary School and Village Hall with numerous community events taking place throughout the year, making this a wonderful escape to the country.

Large Character Home

Set Within the Beautiful Church Lane

Feature Beams and Fireplaces

Much Sought After Village

Modern Re-Fitted Kitchen

Three Reception Rooms

Ground Floor Wet Room

Four Bedrooms & Two Bathrooms

Double Garage and Driveway

Extensive Garden Plot

## Entrance Hall

With traditional timber door and stairs to the first floor.

## Reception Room

A flexible room with window to the rear, feature beams and a fireplace (not used).

## Lounge

With dual aspect windows, feature fireplace and stairs rising to the first floor.

## Family Room

Featuring a lovely view to the garden at the rear through sliding patio door, this room makes an ideal living space, with Oak flooring and great potential as a ground floor bedroom as it has an en-suite wet room.

## En-Suite Wet Room

An accessible walk in shower area, w/c and wash hand basin, ideal for dependant relatives or guests.





*"An  
outstanding  
character  
home"*



### **Dining Kitchen**

A spacious kitchen with a traditional feel, perfectly blended with modern convenience. There is a range of modern wall and base mounted units, with integrated appliances and ample space for a dining table and chairs. The windows all round feature lovely views along the pretty street scene towards the Church and into the garden. A cupboard houses the modern Worcester Bosch Gas Central Heating boiler.

### **Store Rooms**

Immediately out the back door is a covered porch which leads to the garden and also two useful store rooms, one of which is used as a utility room.

### **First Floor**

The property has two separate staircases, one of which leads directly into Bedroom 1 and the other to a landing, which in turn gives access to all other rooms and access to Bedroom 1 via Bedroom 2.

### **Bedroom 1**

A vastly proportioned master bedroom suite, with access to Dressing Room and En-Suite.

### **Dressing Room**

Fitted with modern wardrobes/drawers and providing access to -

### **En-Suite**

Fitted with a modern luxury suite comprising low level flush w/c, wash hand basin and bath with shower over.

### **First Floor Landing**

With staircase rising from the Lounge, providing access to -

### **Bedroom 2**

A spacious bedroom with interconnecting door to Bedroom 1.

### **Bedroom 3**

A well proportioned double bedroom with window to the front and side elevations.

### **Bedroom 4**

A good sized double bedroom with fitted wardrobes and window to the rear overlooking the garden.

### **Bathroom**

A large family bathroom with three piece suite comprising low level flush w/c, wash hand basin and bath.

### **Outside**

The property sits in a delightful position with a Chocolate Box street scene of Church Lane. There is a driveway leading to detached double garage with electric roller shutter door. The rear garden is stunning, with beautifully maintained borders, lawn and cobbled paths and patios. There is a large summer house adjacent to an entertaining area.

### **The Area**

A highly sought after and well regarded village containing a number of attractive character properties. There is a primary school, active local community from the village hall, deli café and The Star Public House/restaurant. The village is conveniently located for access to Leicester Loughborough and Melton Mowbray with the A46 a short distance away. Combining a traditional village setting with practical amenities, Thrussington provides a desirable residential location Ideal for families and those seeking an 'escape to the country' whilst still maintaining easy access to facilities.

### **Extra Information**





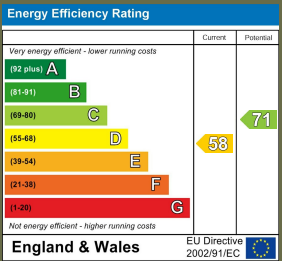
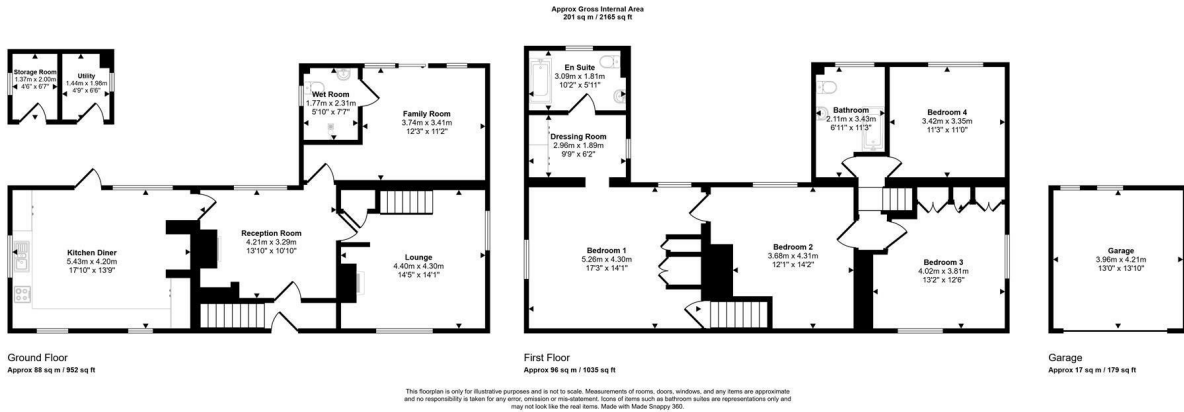


- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: [https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



*"Flexible and versatile accommodation"*





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