



Blossom Cottage

Guide Price £[X]

Stoughton Lane, Stoughton, Leicestershire

*A charming village cottage with far-reaching field views,
a purpose-built garden room and scope to extend*

- Uninterrupted views across open farmland
- Purpose-built open garden room
- Potential for a substantial two-storey side and rear extension (STPP)
- Kitchen/diner with range cooker and garden views
- Bedroom with en-suite shower room and walk-in wardrobe
- Family bathroom and ground-floor cloakroom
- Landscaped gardens, decked terrace and off-road parking
- Peaceful, community-minded village in the Harborough district

Welcome to Blossom Cottage

Tucked away on peaceful Stoughton Lane, Blossom Cottage is the kind of home buyers hope to find but rarely do. A row of tall Scots pines frames the garden, and beyond them is open farmland as far as the eye can see, with sunsets that light up the whole sky on summer evenings.

The cottage has been lovingly kept and is ready to move into. It also has real room to grow. There is generous space to the side and rear, offering potential for a substantial two-storey extension, subject to the necessary consents. That makes it an excellent choice for growing families, or anyone wanting to create their dream home in a setting that is hard to match.



Decked terrace and Scots pines



Rear garden towards the garden room



Views across open farmland

Inside

The front door opens into a welcoming hallway. Off it is a well-appointed cloakroom WC and a useful understairs storage cupboard.

The **living room** is a warm, inviting space. It has a feature fireplace, a large window looking over the front garden, and plenty of room for family seating.

At the heart of the home is the **kitchen/diner**. It has shaker-style units, dark worktops, a Belfast-style sink beneath a large window overlooking the garden, a range cooker with an extractor and metro-tiled splashback, and a dining area for four. A door leads straight out onto the decked terrace, ideal for alfresco dining.



Kitchen/diner with garden views



Kitchen with range cooker



Cloakroom WC

Upstairs

The **principal bedroom** is light and spacious, with a bay of windows framed by mature trees. A **second bedroom** sits beneath characterful sloping ceilings and enjoys stunning views across the fields. It also benefits from a walk-in wardrobe and its own en-suite shower room. Additional eaves storage adds practicality throughout.

The **family bathroom** is beautifully finished, with a bath and glass shower screen, textured wall tiling, part-panelled walls, a chrome heated towel rail and recessed lighting.



Principal bedroom



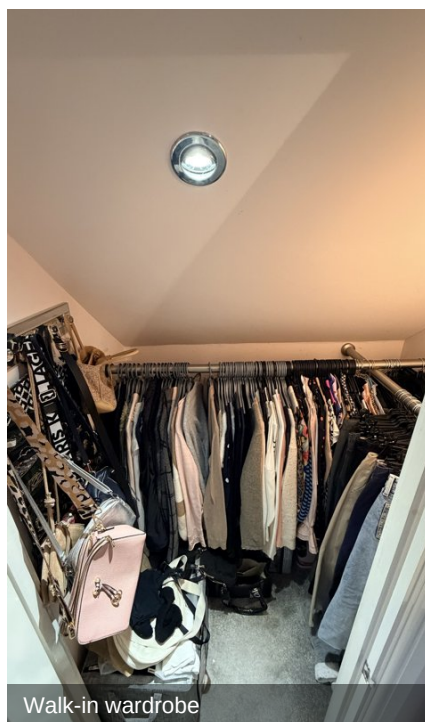
Bedroom two with field views



Family bathroom



En-suite shower



Walk-in wardrobe

Outside & Location



Front garden and parking



Rear lawn and borders

The rear garden is a real highlight. A wide decked terrace leads onto a well-kept lawn, edged by established, well-stocked borders and a gravel bed. At the far end is a purpose-built open garden room, the perfect spot to sit with a glass of wine and watch the sun go down over the fields. To the front, a lawned garden is enclosed by post-and-rail fencing and a stone-edged border, with a gravel driveway providing off-road parking.

The Village

Stoughton is a quiet and highly regarded village with a wonderfully warm community feel. Residents enjoy regular village events and a community allotment where you can grow your own vegetables. The village church, local schools and a village nursery are all close by. For walkers, a beautiful tree-lined walk leads to the popular Cow and Plough pub. Despite its rural setting, the village offers convenient access to Leicester and the surrounding area.

Material Information

Tenure: [Freehold] **Council Tax:** Harborough District Council, Band [X] **EPC:** [X]

Services: [Mains gas, electricity, water and drainage]

Extension potential is subject to planning permission. Measurements and floor plan to follow. These particulars are for guidance only and do not form part of any contract.