



A substantial traditional semi-detached home occupying a generous plot with extensive parking, offering exceptional potential and available with no upward chain.

£250,000



Occupying an enviable position within this highly sought-after village, this attractive traditional semi-detached home sits proudly on a generous plot with extensive off-road parking and offers spacious, well-balanced accommodation throughout. Full of character and original features, the property presents an exciting opportunity for a new owner to modernise and personalise to their own taste, creating a superb long-term family home. Offered to the market with the added advantage of no upward chain.

Stepping inside, an entrance porch leads through to the welcoming reception hall, where the staircase rises to the first floor. Positioned at the front of the property, the first reception room is a charming and versatile space featuring a decorative tiled fireplace and large front-facing window, making it ideal as a formal dining room, snug or home office.

The principal reception room is a generously proportioned living room, enjoying excellent natural light from the front-facing window. Character features include an attractive fireplace together with original fitted alcove cupboards, drawers and cabinets, creating an impressive focal point. Offering ample space for both seating and dining furniture if desired, the room flows naturally towards the adjoining kitchen.

The kitchen is fitted with a range of base and wall mounted units complemented by work surfaces and incorporates an inset sink with mixer tap, electric hob with extractor hood above and oven beneath. A window overlooks the rear garden, while a connecting door leads through to the practical utility room, providing additional storage together with space and plumbing for laundry appliances and further white goods.

The first-floor landing enjoys a pleasant outlook over the rear gardens through a UPVC double-glazed window and gives access to three exceptionally well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes, a decorative tiled fireplace and an attractive outlook to the front across the garden, service road and mature trees beyond. Bedroom two is another generous double room with built-in wardrobes and an original fireplace, whilst bedroom three is also a genuine double bedroom and includes a useful built-in storage cupboard.

Completing the accommodation is the family bathroom, fitted with a bath, wash hand basin and WC, together with a heated towel radiator and an additional Dimplex electric fan heater providing supplementary warmth.

Overall, this is a wonderful opportunity to acquire a characterful home of generous proportions in a highly desirable village setting, offering enormous scope for cosmetic improvement while retaining many attractive original features. Combined with its sizeable plot, extensive parking and no onward chain, it is a property with tremendous potential to become an exceptional family home.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/06072026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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John German

Approximate total area⁽¹⁾
96.8 m²
1042 ft²

Reduced headroom
1.2 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor



Floor 1







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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RICS

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The Property
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Agents' Notes

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