

5 Church Lane, Dingley, LE16 8PG



£425,000

This truly beautiful Grade 2 listed stone built cottage under a thatched roof with a feline finial is located opposite an open country view in the pretty village of Dingley, just a few minutes drive from Market Harborough town with its vast range of amenities and train station with direct links to London St Pancras. The property boasts a wealth of period and character features but has the benefit of a fantastic modern kitchen/diner out the rear, bringing it right up to date for modern day living. Accommodation is beautifully presented with stylish decor and in brief comprises; entrance hall, lounge, dining/kitchen, dining room/second reception room, bathroom, two double bedrooms, and master en-suite WC. Outside there is a courtyard directly behind the property, with office and storage room off with a log store and open access leading beyond into the main cottage garden. At the lower end of the garden there is a brick piggery with scope for restoration. Adams and Jones are delighted to offer this stunning and unique property with the benefit of no upwards sales chain to aid a potentially swift completion.

Service without compromise

Entrance Hall



Timber front entrance door. Understairs cupboard. Opening through into dining room/second reception room.

Dining/Second Reception Room 14'6" x 9'7" (4.42m x 2.92m)



Secondary glazed window with leaded lights to front. Timber ceiling beams. Open cast iron fire to inglenook fire place. Electric storage heater. Opening through to inner hall with stairs leading up to first floor.



Lounge 14'0" x 11'5" (4.27m x 3.48m)



Secondary glazed window with leaded lights to front. Inglenook fireplace with electric stove style fire. Electric storage heater. Bi-folding oak doors leading through to the dining kitchen. Timber ceiling beams.



Dining Kitchen 17'7" x 16'9" (5.36m x 5.11m)



UPVC double-glazed rear entrance door. UPVC double-glazed windows to rear and side aspects. Fitted range of modern wall and floor mounted units. Space and plumbing for washing machine and slimline dishwasher. Space for dryer. Rangemaster stove style oven. Space for fridge/freezer.



Bathroom



Opaque UPVC double-glazed window to rear. Four piece bathroom suite comprising wc, wash hand basin over storage unit, shower cubicle and spa bath. Heated towel rail. Tiled splash backs. Tiled floor.



Bedroom One 14'2" x 11'4" (4.32m x 3.45m)



Secondary glazed window to front with leaded lights and country views. Cast iron fireplace inset to exposed brick chimney breast. Loft access hatch. Electric heater.



En-Suite WC



WC. Wash hand basin, Extractor fan.

Bedroom Two 14'2" x 9'6" (4.32m x 2.90m)



UPVC double-glazed window to rear. Secondary glazed window to front with leaded lights and country views. Cast iron fireplace inset to exposed brick chimney breast.



Office 8'8" x 7'0" (2.64m x 2.13m)



Single-glazed timber entrance door and window. Opening through to store room.

Store Room 8'6" x 3'3" (2.59m x 0.99m)

Country Views To Front



Rear Courtyard



Directly behind the house with access to office and main garden beyond.

Rear Garden



Of a generous length with a wide variety of plant beds and borders. Greenhouse. Timber shed. Brick piggy to the bottom end requiring some restoration.



Thatched Roof

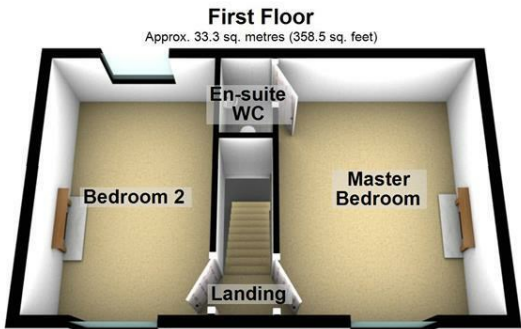


We are informed by our vendor that the roof was re-thatched approximately two years ago to include the fantastic feline finial 'leaping' up against the brick chimney.

Note For Prospective Buyers

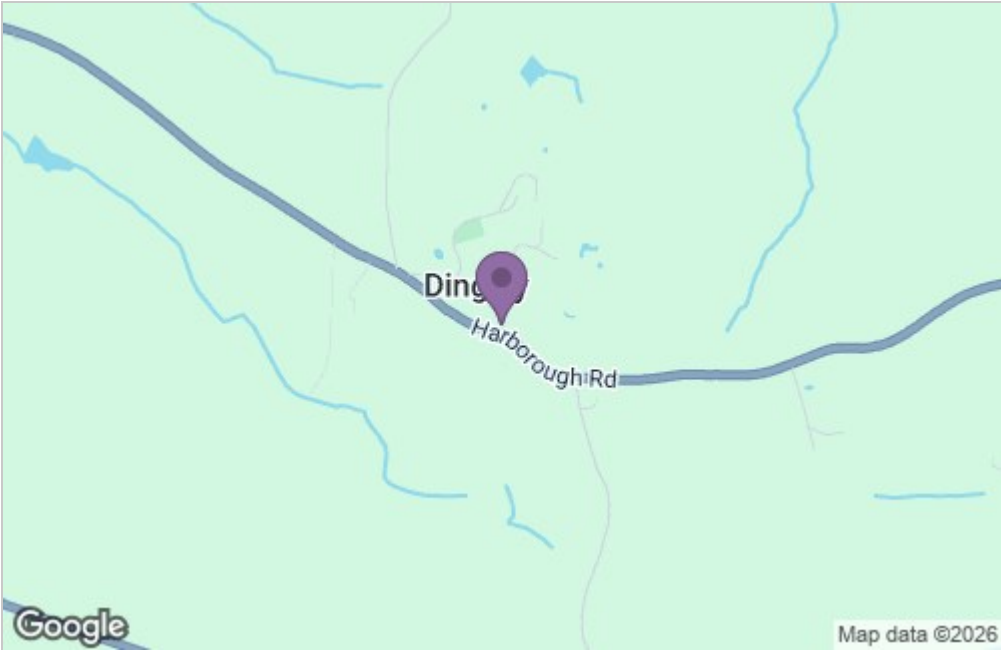
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

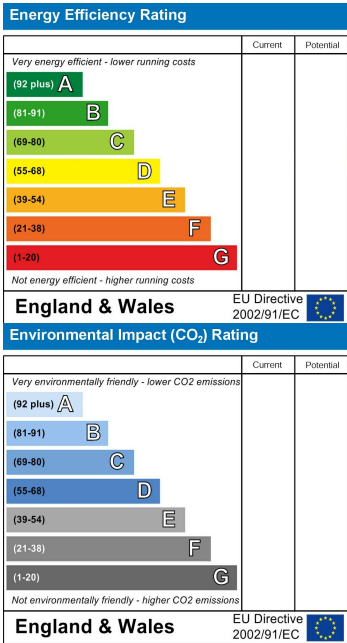


Total area: approx. 108.2 sq. metres (1164.3 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise