

FLOOR PLAN

DIMENSIONS

Porch
3'08 x 3'02 (1.12m x 0.97m)

Living Room
18'06 x 12'10 (5.64m x 3.91m)

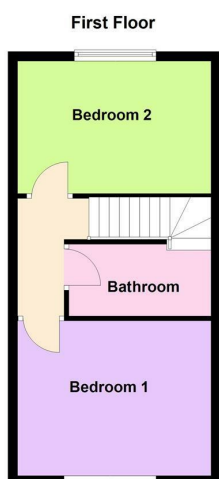
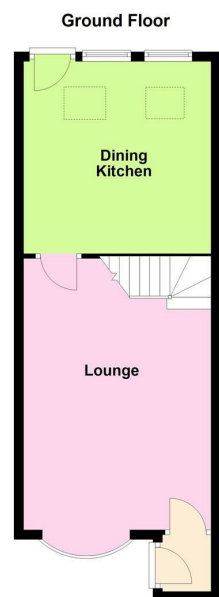
Dining Kitchen
13'01 x 12'10 (3.99m x 3.91m)

Landing

Bedroom One
10'04 x 12'11 (3.15m x 3.94m)

Bedroom Two
9' x 12'11 (2.74m x 3.94m)

Bathroom
4'11 x 9'11 (1.50m x 3.02m)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

3 Mews Cottages Mill Hill Road, Arnesby, LE8 5WG

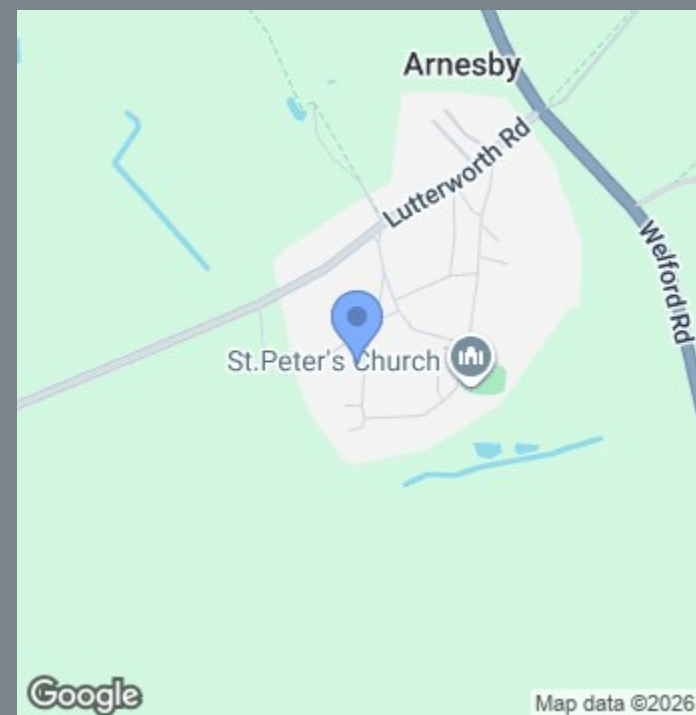
£240,000

OVERVIEW

- Lovely Cottage In A Fabulous Village
- No Upward Chain
- Porch & Living Room
- Beautiful Extended Dining Kitchen
- Two Double Bedrooms & Bathroom
- Courtyard Style Garden
- Garage & Parking
- Open Views To The Front
- Viewing Is A Must
- EER - C, Freehold, Tax Band - B

LOCATION LOCATION....

Mill Hill Road is situated within the attractive village of Arnesby, a peaceful rural setting known for its strong community spirit and countryside surroundings. The village itself offers a village hall and parish church, with everyday amenities and a wider range of shops, supermarkets and services available in nearby Fleckney, Wigston and Market Harborough. Families are well catered for with local primary schooling in surrounding villages and secondary schools within easy reach. Residents enjoy beautiful open countryside, scenic walking routes and access to nearby parks and green spaces, making it ideal for those who appreciate outdoor living. Mill Hill Road is well positioned for travel, offering convenient access to the A5199 and A6, along with straightforward connections to the M1 and Market Harborough railway station for direct routes to Leicester and London. Combining rural charm with practical connectivity, Arnesby offers a desirable village lifestyle.



THE INSIDE STORY

A rare opportunity to acquire a cottage full of character and charm in a peaceful village setting in the heart of Arnesby, enjoying open views to the rear, this charming cottage is offered with no onward chain. A welcoming porch provides a practical entrance before leading into the cosy living room, where a window to the front frames the open outlook and a feature fireplace creates a warm focal point. This inviting space is perfect for relaxing evenings, entertaining friends or simply enjoying the charm of cottage living. To the rear, the dining kitchen offers a lovely blend of character and functionality. Fitted with wooden cabinetry complemented by contrasting work surfaces, the room is enhanced by skylight windows that allow natural light to flood in. There is ample space for a table and chairs, making it an ideal setting for family meals or social gatherings. A door opens directly into the courtyard, creating an easy connection between indoor and outdoor living. Upstairs, the landing leads to two well-proportioned double bedrooms, both benefiting from fitted wardrobes and offering flexible use as comfortable sleeping accommodation, a guest room or even a home office with countryside views. The bathroom completes the first floor. Externally, the property benefits from parking and a garage, adding practicality rarely found with cottages. The courtyard-style garden is a delightful, low-maintenance space — perfect for sitting in the sunshine, enjoying a morning coffee or hosting relaxed summer evenings. A truly appealing village home with charm, views and convenience — early viewing is recommended.

