



**Woodbine Cottage Main Street, Keyham**  
**£475,000**

**ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY  
KNIGHT**  **LAND AND  
PROPERTY  
PROFESSIONALS**

## Woodbine Cottage Main Street

Keyham, Leicester

Woodbine Cottage is a Grade II listed, 3-bed home in Keyham with original features, modern kitchen, study, master balcony, large walled garden, and countryside views. Peaceful village setting. Council Tax band: E

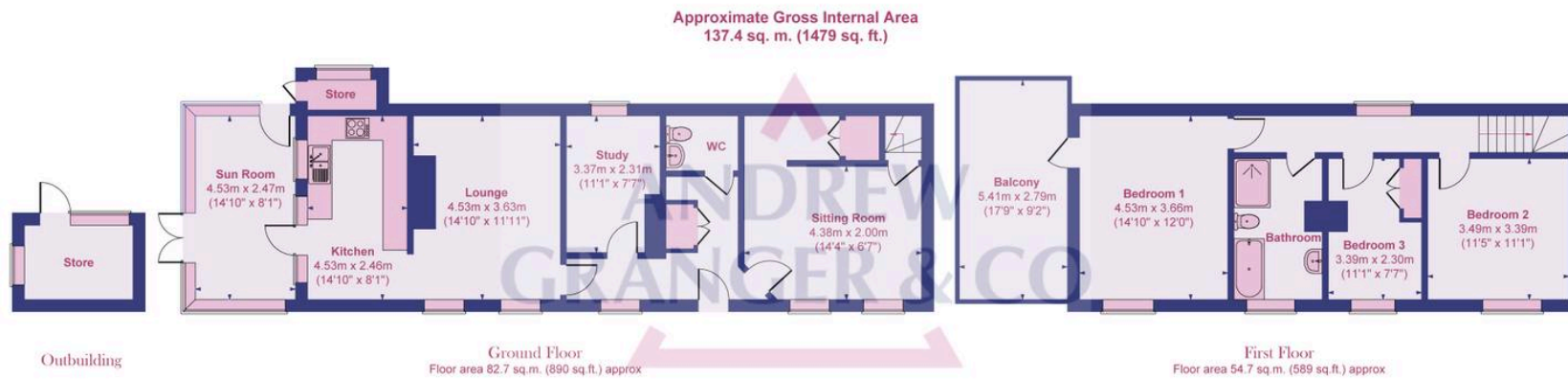
Tenure: Freehold

The property is Grade II listed and therefore exempt from the requirement to have an Energy Performance Certificate (EPC).

- Charming Grade II listed cottage in a prime village location
- Two cottages merged to create a spacious yet inviting living space
- Character features throughout, including exposed beams and wood-burners
- Master bedroom with private balcony overlooking lush gardens and rolling countryside
- Expansive, mature walled garden
- Set back from the main road behind a private gate
- Highly desirable location in a prestigious Leicestershire village
- Excellent transport links, with convenient access to Leicester and Market Harborough







Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenersurveys.co.uk

## Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.