



Hurfords

The Old Bakehouse, Chapel Lane, Tugby, Leicester Freehold £350,000

Key Features

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- Period cottage
- Three bedrooms
- Utility Room
- Downstairs WC
- Two reception rooms

Dating back to the 1820s, this delightful three-bedroom period cottage combines an abundance of character with thoughtfully updated accommodation. Situated in the highly sought-after east Leicestershire village of Tugby, the property enjoys a peaceful setting within easy walking distance of local amenities.

The property is entered via stable door into a welcoming entrance hall featuring beautiful original Minton tiled flooring and a staircase rising to the first floor. The impressive triple-aspect breakfast kitchen is flooded with natural light. Integrated appliances include a Rayburn stove, Neff hob with extractor hood, and a New World double oven with grill. Doors lead through to a practical utility room offering additional storage, a downstairs WC, and access to the enclosed courtyard garden.



To the left of the entrance hall is the dining room, featuring windows overlooking the front aspect and three useful built-in storage cupboards. A door leads through to the spacious dual-aspect sitting room, where exposed brickwork, a feature fireplace, and an inset log-burning stove creates a warm and inviting living space.

The first-floor landing provides access to three well-proportioned bedrooms, with built in storage. Completing the accommodation is a beautifully presented family bathroom, finished to a high standard and comprising a bath, walk-in shower.

To the side of the property is an attractive enclosed paved courtyard garden, providing a private, low-maintenance outdoor space ideal for relaxing or entertaining.

Tugby is a picturesque and highly regarded Leicestershire village located approximately 12 miles east of Leicester and 13 miles north of Market Harborough. Renowned for its strong community spirit and attractive rural surroundings, the village offers a parish church, popular pub, and well-regarded primary school. A wider range of shopping, leisure and everyday amenities can be found in the nearby market town of Uppingham, while the surrounding rolling countryside provides excellent opportunities for walking and outdoor pursuits.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



The Old Bakehouse, Chapel Lane, Tugby LE7 9WA
Approximate Gross Internal Area
Total = 1612 SQ FT / 150 SQ M

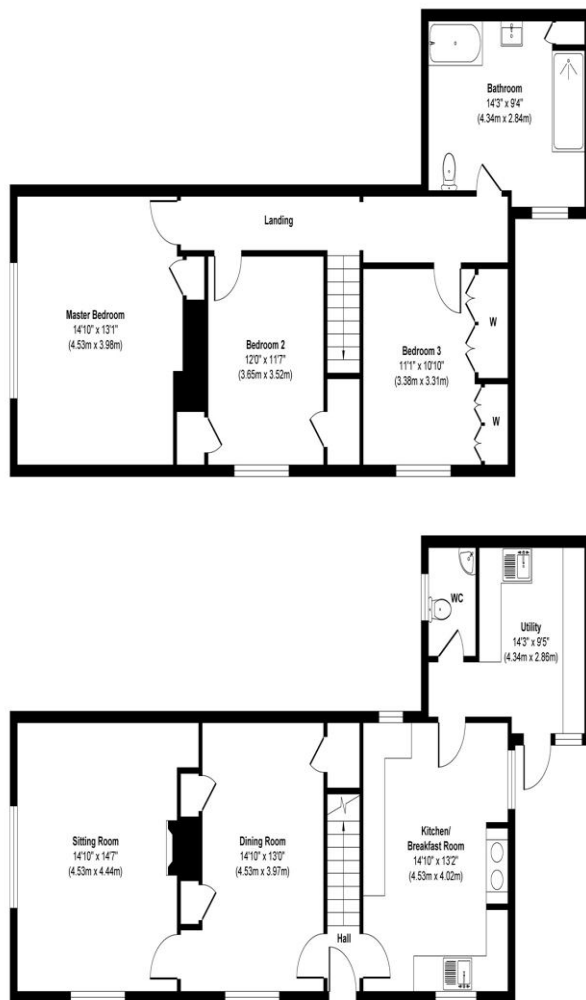


Illustration for identification purposes only, measurements are approximate, not to scale.

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