



FOR SALE

4 Bed Cottage in South Close, Arnesby, Leicester, LE8 5WH

Offers Over £575,000



PROPERTY FEATURES

- Generous four-bedroom character cottage
- Peaceful village location close to Leicester
- Large plot with attractive countryside views
- Multiple spacious reception rooms
- Character features throughout
- Downstairs bathroom and separate upstairs bathrooms
- Principal bedroom with en-suite
- Well-proportioned bedrooms ideal for family living
- Double garage with driveway parking
- Well-presented throughout



FULL DESCRIPTION

SUMMARY

A spacious four-bedroom character cottage set on a generous plot Approx. 0.25 acres in a peaceful village near Leicester, offering countryside views. The well-presented home features versatile living space with multiple reception rooms, charming period features, four good-sized bedrooms including a principal en-suite, and both downstairs and upstairs bathrooms. Outside benefits from a large garden, double garage, and driveway parking—ideal for a growing family.

DINING HALL

12' 6" x 11' 0" (3.81m x 3.35m) Accessed via a wooden with stained glass detailing. Doors to: Lounge and kitchen. Stairs rising to: First floor. Timber framed windows to front and side aspects. 2 x radiators.

LOUNGE

22' 1" x 11' 9" (6.73m x 3.58m) Having timber framed windows to front and side aspects. Timber framed 'French' doors out to: Rear garden. Feature open fire place. TV and telephone point. 2 x radiators.

KITCHEN/BREAKFAST ROOM

15' 3" x 8' 9" (4.65m x 2.67m) Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 sink with drainer. There is a freestanding electric cooker with extractor over, space and plumbing for a freestanding dishwasher, space for a freestanding fridge/freezer and ample pantry style cupboards and storage. Door through to: Snug. Timber framed windows to side and rear aspects. Exposed beams. Vinyl flooring. Radiator.

SNUG

14' 8" x 14' 1" (4.47m x 4.29m) Timber framed window to side aspect. 'French' doors through to: Garden room. Door to: Utility. Log burner. Radiator.

GARDEN ROOM

10' 6" x 10' 6" (3.2m x 3.2m) Brick-built base with timber framed double glazed windows and 'French' doors out to: Rear garden.



Phillips George



UTILITY ROOM

6' 8" x 5' 9" (2.03m x 1.75m) Timber framed door out to: Rear garden. Door to: Shower room/WC. Built-in storage with sliding doors. Space and plumbing for a freestanding washing machine. Tiled flooring. Radiator.

SHOWER ROOM

7' 4" x 5' 9" (2.24m x 1.75m) Comprising: Corner shower enclosure with aqua boarding, low level WC and 'Butlers' sink. Timber framed window to side aspect. Exposed beams. Wall and floor tiling. Heated towel rail.

FIRST FLOOR LANDING

Doors off to: Bedrooms and bathroom. Timber framed window to side aspect. Airing cupboard with shelving housing gas boiler. Loft hatch access.

BEDROOM ONE

14' 8" x 14' 1" (4.47m x 4.29m) Located to the rear property this generous sized double room has timber framed windows to both side aspects. Door through to: En-Suite and dressing room. Radiator.

ENSUITE

6' 8" x 5' 8" (2.03m x 1.73m) Comprising: Shower enclosure with wall tiling and electric power shower, a low level WC and wash hand basin. Timber framed window to side aspect. Door to: Dressing room. Extractor. Heated towel rail.

DRESSING ROOM

7' 4" x 5' 8" (2.24m x 1.73m) Timber framed window to side aspect.

BEDROOM TWO

15' 1" x 9' 1" (4.6m x 2.77m) Two timber framed window with lovely countryside views to the rear aspect. Built-in wardrobes with sliding doors. Radiator.

BEDROOM THREE

11' 9" x 11' 9" (3.58m x 3.58m) timber framed windows to front and side aspects. Built-in wardrobe and storage cupboard over the stairs. Radiator.

BEDROOM FOUR

10' 8" x 9' 3" (3.25m x 2.82m) Timber framed window to front aspect. Radiator.

BATHROOM

6' 0" x 5' 4" (1.83m x 1.63m) Having been re-fitted the convenient upstairs shower room comprises: Double walk-in shower with feature wall tiling, a low level WC and wash hand basin within a fitted vanity unit. Timber framed window to rear aspect. LVT flooring. Heated towel rail.



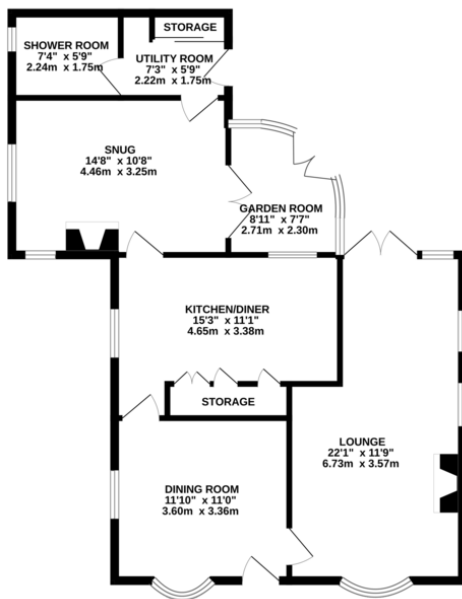


OUTSIDE & GARAGE

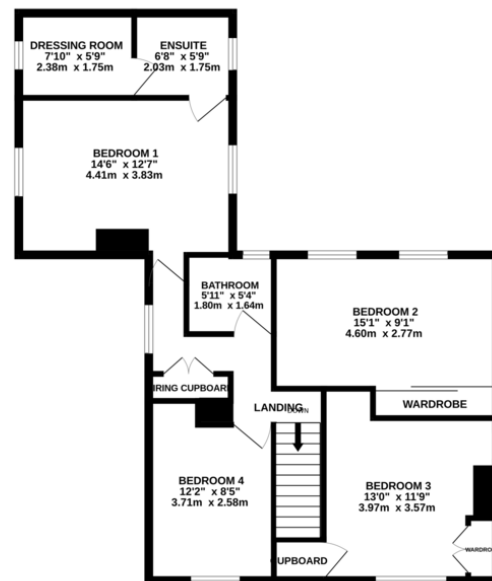
The property occupies a superb position within the village in an extremely peaceful setting. Occupying approx. 0.25 acres in total with the outside spaces being well tended and is a true gardeners paradise with expansive lawns, vegetable garden, orchard and uninterrupted countryside views. There is the added benefit of two greenhouses and a brick-built detached double garage with up and over door, power and light. The garage also has a side pedestrian door for ease of access. The driveway leading to the garage provides ample off road parking for multiple vehicles.



GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 1557 sq.ft. (144.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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