



26 Main Street, Woodhouse Eaves

Offers Over £375,000



NEWTON FALLOWELL

26 Main Street

Woodhouse Eaves, Loughborough

A charming period cottage, perfectly positioned in the heart of the village, just a short stroll from a fashionable range of local shops, restaurants/pubs, country walks and the local primary school.

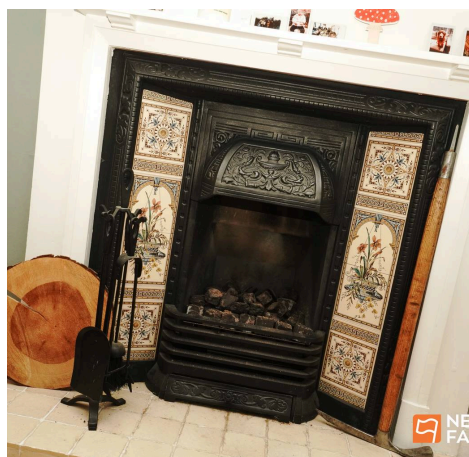
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Charming period cottage
- Thoughtfully extended to rear
- Three reception rooms
- Two double bedrooms
- Stylish heritage interior
- Central village location
- Beautiful two-tier cottage gardens
- Walking distance to villages shops
- Rural countryside walks nearby





26 Main Street

Woodhouse Eaves, Loughborough

A charming and instantly appealing period cottage, perfectly positioned in the heart of the village and just a short stroll from a fashionable range of local shops, restaurants/pubs and the local primary school.

The thoughtfully extended home blends classic character with a stylish heritage interior including window shutters throughout, giving you the best of both worlds. Enter through an original tiled hallway to find three inviting reception rooms offering plenty of space for relaxing, entertaining, or even working from home.

The lounge is to the front offering a cosy room for the evenings or a quiet separate space for music or reading, while the dining room is central to the home with both rooms enjoying period style but practical gas powered fireplaces.

The kitchen seamlessly flows from the dining room, via a useful side porch, and this offers a range of shaker style cupboards, plumbing for a washing machine, built-in gas double oven, four ring gas hob and extractor. There are solid wood work surfaces for that country kitchen feel along with a quality porcelain sink unit, tiled floor and the room then leads into a bright and airy vaulted garden room. This is a lovely space in the home and serves as a tranquil sitting room with doors out into the garden ideal for summer entertaining, or you could also have morning breakfast or dine in here instead.





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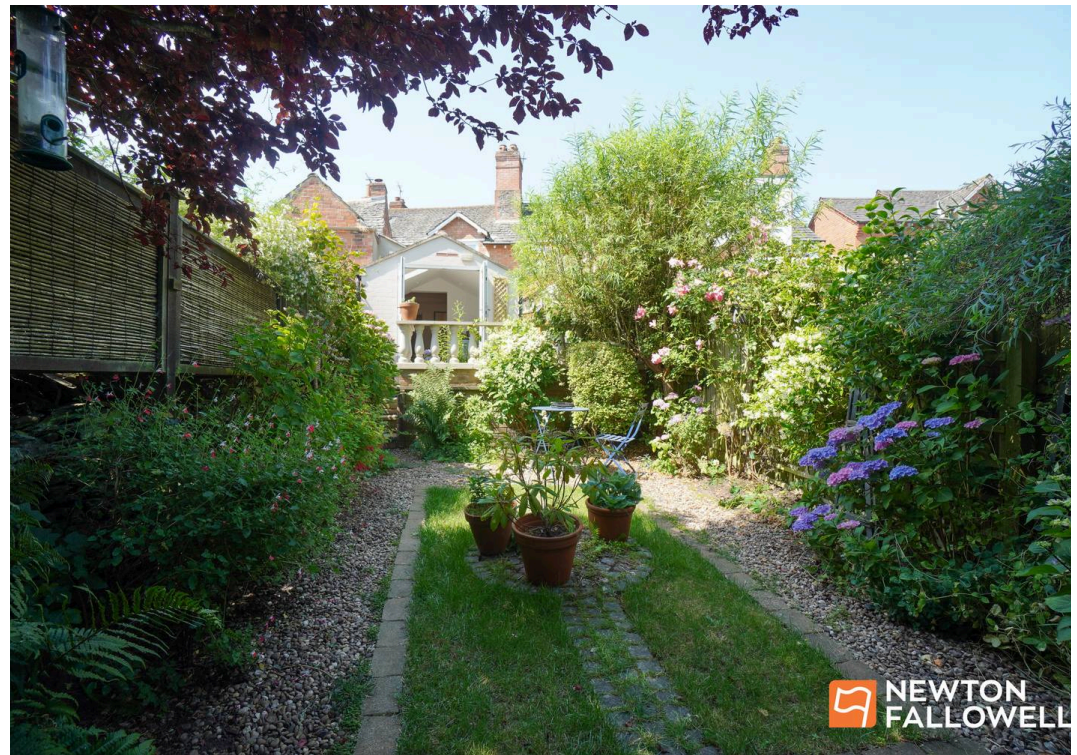
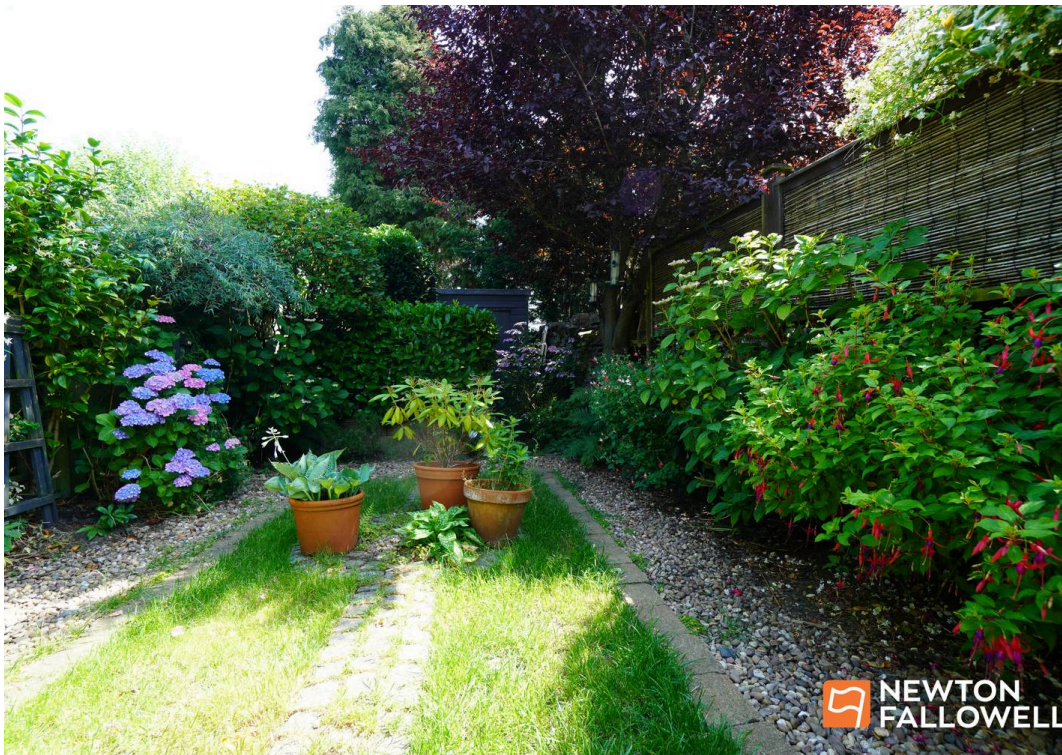
Upstairs the landing is flooded with light through the feature stained glass loft hatch and leads to two generous double bedrooms, each with its own unique period features including open fireplaces and a calming atmosphere. The bathroom continues the heritage theme, providing a tranquil retreat at the end of the day and has a mixer shower and airing cupboard.

The property's central village location means you are within easy reach of everything you need, and for those who love the outdoors, there are stunning rural countryside walks right on your doorstep. This is a truly special home that combines period charm with modern comfort, ideal for anyone looking to enjoy village life in style.

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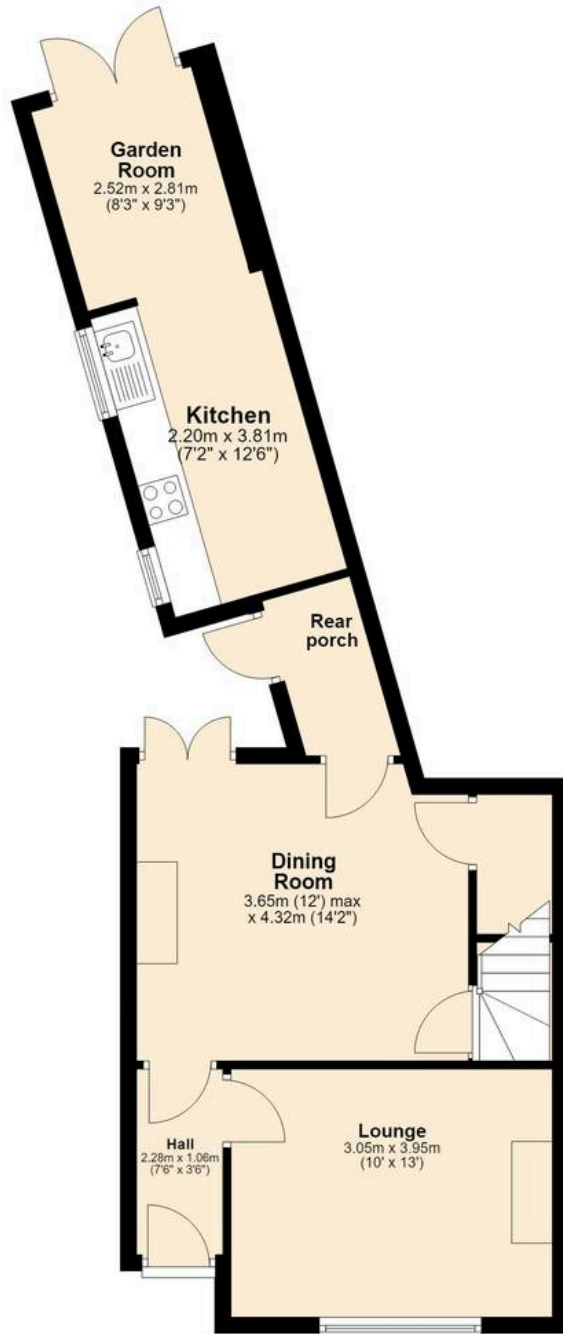






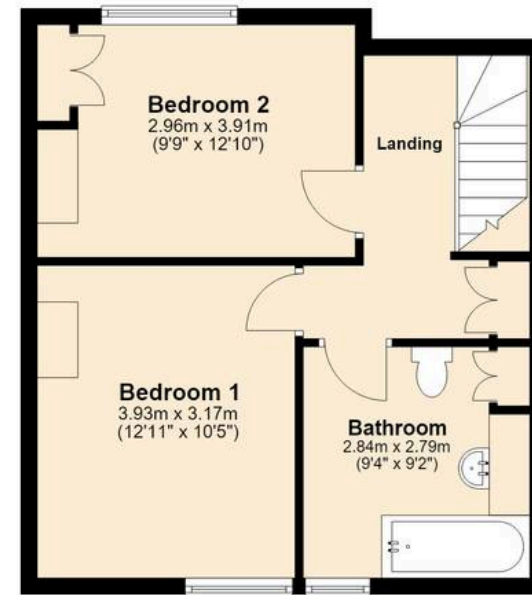
Ground Floor

Approx. 50.0 sq. metres (538.1 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



Total area: approx. 90.3 sq. metres (972.5 sq. feet)



Newton Fallowell Loughborough

Newton Fallowell Hartleys, 3 Swan Street - LE11 5BJ

01509 611119 · loughborough@newtonfallowell.co.uk · <http://www.newtonfallowell.co.uk>