GODFREY-PAYTON
CHARTERED SURVEYORS



Corner Cottage, Saddington Road, Mowsley, LE17 6NY

£815pcm

- 2 Bedrooms
- 1 Bathroom
- 2 Reception Rooms
- Rural Location













Corner Cottage

A well-presented character cottage, situated in the popular South Leicestershire village of Mowsley.
Corner Cottage is a charming semi-detached property offering well-presented modern accommodation arranged over two floors. The ground floor comprises a fitted kitchen, comfortable living room with feature open fireplace, with hall/dining area and a modern bathroom. To the first floor are two bedrooms, comprising a spacious double bedroom and a single bedroom.
The property benefits from oil-fired central heating and is presented in excellent order throughout, while retaining a number of its original character features. Outside, the cottage enjoys a low-maintenance small courtyard area to the rear.
Mowsley is a sought-after village surrounded by attractive open countryside and offers a public house and cricket club, with further amenities available in the nearby village of Kibworth Beauchamp. The property also provides convenient access to Leicester, Lutterworth and Market Harborough and further afield.

Location - The village of Mowsley is situated within some of South Leicestershire's most attractive open countryside. On-street parking is available adjacent to the house.

Unfurnished
Deposit: £940

Entrance Accessed by Georgian style front door.
Living room: 3.43m × 3.62m, with an open fireplace
Large kitchen: 3.35m × 2.82m
Bathroom: Bath with shower over, WC and wash basin
Hall/dining room with useful understairs storage
Kitchen - 3.35m x 2.82m - Fitted kitchen comprising contemporary base and draw units with preparation surface over, stainless steel sink, windows to side and rear elevation and door to outside.

Stairs To: - First Floor Landing - With access to: Main bedroom: 3.49m × 3.20m, with three built-in wardrobes. Bedroom 2: 2.18m × 2.72m, with built-in wardrobe.

Outside - To the rear is a low maintenance courtyard. To the front includes a gravelled garden.

Additional Information - Council tax band C.
EPC band E (48) | Oil fired central heating | Mains electricity, sewerage and water.

Please note there is no parking or vehicular right of way across gravel driveway to left hand side of the property. Pedestrian access is permitted across that area.

Holding Deposit - A holding deposit of one week's rent is required to reserve a property and will be held by the agent for a period of up to 14 days. At the end of this period, the deposit will be refunded to you or be offset against your rent unless any of the proposed tenants or guarantors withdraw from the tenancy, fail a Right to Rent check, provide false or misleading information, or fail to enter into a tenancy by the deadline despite all reasonable steps being taken by the agent.

Corner Cottage, Mowsley

Approximate Gross Internal Area
614 sq ft - 57 sq m



GROUND FLOOR

FIRST FLOOR



If you are interested in arranging a viewing,
please contact our Market Harborough team on:
01858 462 467
or email harborough@godfrey-payton.co.uk