



**HENDERSON
CONNELLAN**
ESTATE AGENTS

'A True Country Gem'

Situated within the highly desirable village of Naseby, this beautifully presented one bedroom cottage is a true hidden gem, boasting period charm throughout, an immaculate interior, and a courtyard through to a fantastic hidden garden!



Church Street
Naseby
NN6 6DA





Having been beautifully renovated by the current owner, the property benefits from new decor, flooring, windows, doors and a porch erected in 2025.

Sought after village location with the local shop, pub, dance school, café, church and primary school within walking distance. The property benefits from being within driving distance into Market Harborough, as well as offering convenient access to the A14 and the M1.

Welcoming entrance porch featuring attractive laminate flooring which continues into the living room.

The beautifully presented living room offers a wealth of character, newly decorated, featuring a charming fireplace with a wood burner and arched alcoves, a door into the kitchen and stairs rise to the first floor.

The country-style kitchen boasts continued laminate flooring, shaker style units, a timber effect work-surface with matching up stands, a Belfast style sink, a single oven, an Induction hob and space for a fridge/freezer and a washing machine. There is also a stable style door leading out to the courtyard.

First floor landing with period brace and latch doors, a window to the rear elevation and a loft hatch to a boarded and well insulated attic with a drop down ladder.

Fantastic bedroom boasting a window to the front elevation providing views of the far reaching countryside, a period fireplace and ample space for storage.

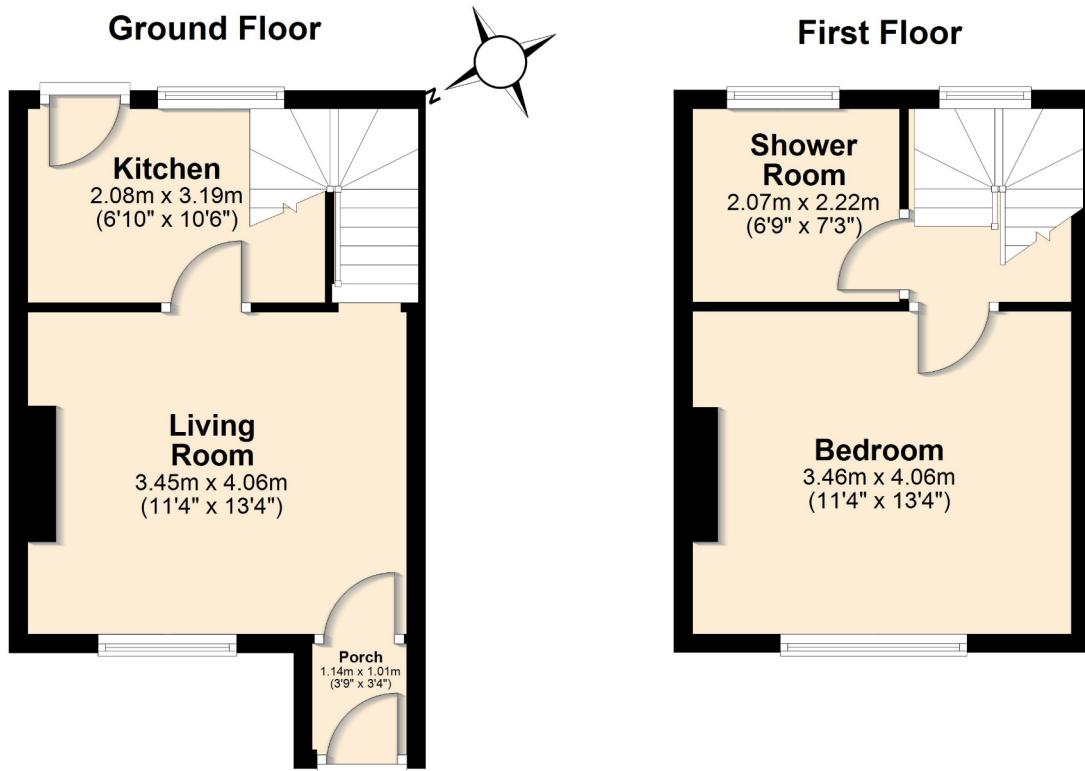
Well presented shower room featuring a mix of wall tiling and panelling, timber effect flooring, a shower cubicle, a pedestal wash hand basin and a low level WC.



Set back and elevated from the road, the property is neatly enclosed by well kept hedgerow, with steps leading up to a delightful front garden and a pathway to the newly added porch.

Private outside courtyard, with access to two brick outbuildings providing ideal storage and benefitting from power and lighting.

Accessed through the second outbuilding door, is a door leading out to a charming cottage garden, south-east facing, featuring a well kept lawn, planted borders and a vegetable plot.



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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