



# READINGS

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Leicester Lane  
Desford, Leicester, LE9 9JJ

**£650,000**

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## Leicester Lane

Desford, Leicester, LE9 9JJ

A rare opportunity to acquire a charming detached cottage, dating back in part to 1850, together with a substantial, PURPOSE-BUILT WORKSHOP and OFFICE PREMISES – offering an exceptional live/work environment. The property is particularly well suited to those seeking to run or relocate a VEHICLE REPAIR OR SERVICING BUSINESS, with READY-MADE FACILITIES already in place.

The cottage itself has been skilfully extended to create a comfortable and characterful family home. It provides well-proportioned and versatile accommodation including a dual-aspect fitted dining kitchen, a welcoming entrance hall, separate dining room, cosy snug, and an impressive 28ft living room with vaulted ceiling.

To the first floor are four generous double bedrooms, including a master bedroom with en suite shower room, together with a further family shower room.

A key feature of the property is the SUBSTANTIAL WORKSHOP BUILDING, measuring approximately 38ft by 16ft, complete with stores, offices and a utility/WC. Previously operating as a VEHICLE REPAIR and SERVICING BUSINESS, the premises offer a fantastic opportunity for those in the MOTOR TRADE or anyone seeking READY-TO-USE COMMERCIAL WORKSPACE alongside their home.

Outside, the property enjoys extensive private gardens adjoining open farmland to the rear. There is ample off-road parking and access through double wrought iron gates to the side, providing convenient entry to the workshop area.

Altogether, this is a unique property combining a delightful home with excellent established business facilities, ideal for those looking to seamlessly integrate their home and working life.

**Porch**  
8'0" x 6'7" (2.44m x 2.02m)

**Dining Kitchen**  
11'6" x 21'7" (3.52m x 6.59m)

**Inner Hall**

**Dining Room**  
12'7" x 11'6" (3.86m x 3.51m)

**Snug**  
11'7" x 13'7" (3.54m x 4.15m)

**Living Room**  
11'7" x 28'1" (3.55m x 8.56m)

**Landing**

**Master Bedroom**  
11'5" x 15'0" (3.48m x 4.58m)

**En Suite**  
11'7" x 5'7" (3.54m x 1.72m)

**Bedroom 2**  
12'9" x 12'0" (3.91m x 3.67m)

**Bedroom 3**  
12'1" x 11'10" (3.69m x 3.61m)





**Bedroom 4**  
11'10" x 9'7" (3.62m x 2.94m)

**Shower Room**  
12'7" x 3'9" (3.84m x 1.16m)

**Workshop**  
15'10" x 38'7" (4.84m x 11.78m)

**Offices/Stores & WC**  
38'7" x 10'4" (11.78m x 3.15m)

**Outside**  
The property stands on a sizeable plot with a lawned garden to the front, car standing bounded by a wrought iron double gates, a full-width patio, and further lawned gardens with mature shrubs.. The whole enjoying a private aspect adjacent to farmland.

#### Property Information

Tenure: Freehold  
Local Authority: Hinckley & Bosworth  
Council Tax Band: D.  
Type of Construction: Traditional  
Services: The property is offered to the market with propane gas-fired central heating.  
Multiple Options for Broadband/mobile phone signal.  
Flood Risk: Very Low  
The property is being sold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

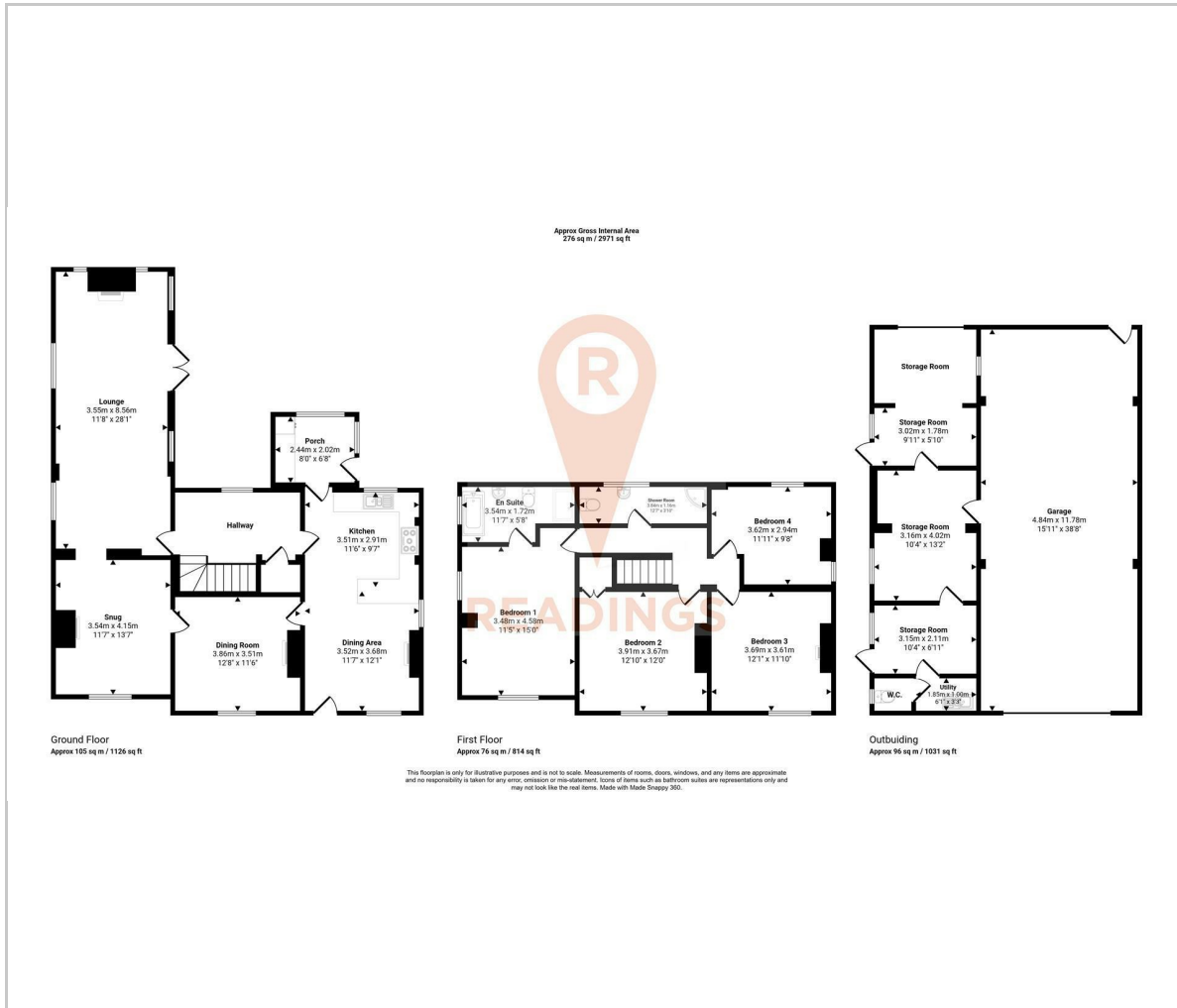
#### Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale. The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

#### Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

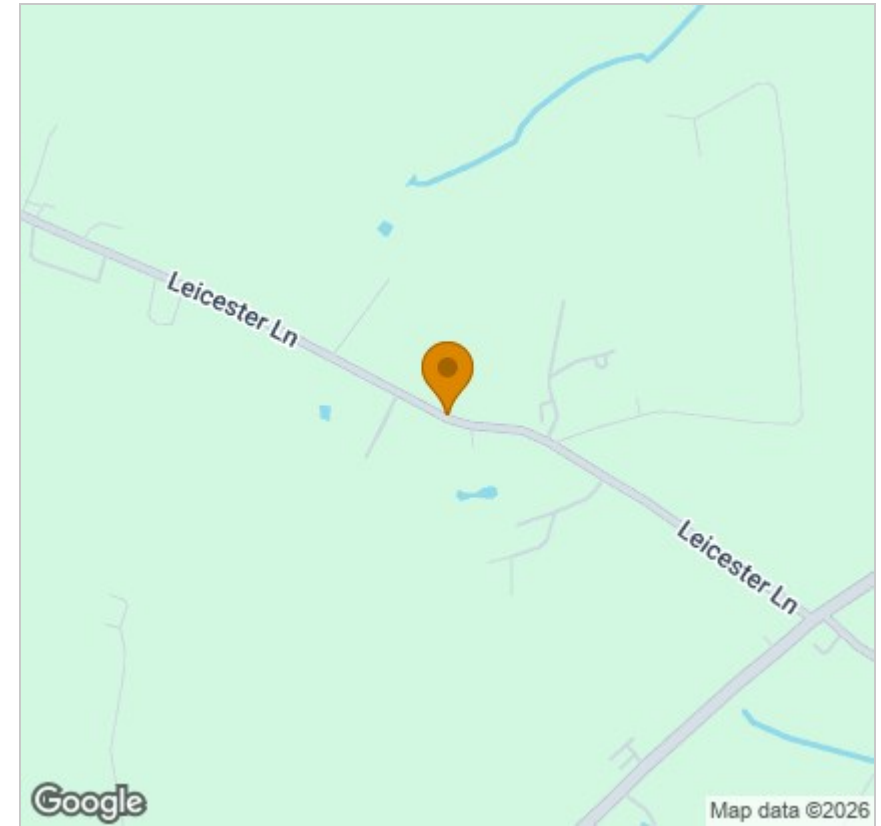
## Floor Plan



## Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

