



THRUSSINGTON, LEICESTER

Asking Price Of £279,950

Two Bedrooms

Freehold



LOVELY CHARACTER COTTAGE

LARGE GARAGE AND PARKING

WORKSHOP

COMMUTER LINKS TO THE A46

GRADE II LISTED

SEPARATE GARDEN

SOUGHT AFTER VILLAGE

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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Charming Georgian character grade II listed mid-terraced cottage situated in the sought after village of Thrussington approximately 8 miles west of Melton Mowbray and 10 miles to the city of Leicester.



PROPERTY DESCRIPTION The accommodation on offer comprises of a lounge, dining room and kitchen to the ground floor. Two double bedrooms and a four piece family bathroom on the the first floor with views beyond. Outside the property benefits from a workshop to the side of the first cottage and a garage with off road parking to the front and a garden with summerhouse.

DINING ROOM 9' 10" x 11' 10" (3.02m x 3.62m) Storm porch to the front door having a solid wooden door into the dining room, stairs rising to the first floor landing, window with fitted roller blind, radiator, fitted cupboards to the alcove, cupboard to the chimney breast with beam above, beamed ceiling, laminate wood flooring, external stable door to the rear, wood door to the lounge and opening through to the kitchen.

LOUNGE 9' 11" x 12' 8" (3.03m x 3.88m) Having two windows with fitted roller blinds, radiator, fitted cupboards to the alcove, feature fireplace with multi-fuel burner and oak beam mantle. Beamed ceiling, wall lighting and carpet flooring.

KITCHEN 4' 10" x 9' 6" (1.49m x 2.9m) Fitted with a range of wall, base and drawer units with work surfaces over, tiled splash backs, stainless steel one and a half bowl sink and drainer unit, space and plumbing for a washing machine, space for a freestanding cooker and under counter fridge. Window to the front aspect, radiator and tiled flooring.

LANDING Taking the stairs from the dining room to the first floor landing with doors off to;

MAIN BEDROOM 10' 0" x 12' 11" (3.07m x 3.95m) Having dual aspect windows with views of open countryside, fitted roller blinds, radiator, beamed ceiling and carpet flooring.

BATHROOM 7' 7" x 9' 10" (2.33m x 3.00m) Comprising of a shower cubicle, double ended panel bath, close coupled WC and a pedestal wash hand basin. Window with fitted roller blind, heated towel rail, wall unit, further fitted storage cupboard, beamed ceiling and tiled floor.

BEDROOM TWO 10' 2" x 9' 4" (3.10m x 2.85m) Having a window with fitted roller blind, radiator, beamed ceiling and carpet flooring.

WORKSHOP Situated at the end of the terrace having power and lighting.

GARAGE 21' 10" x 10' 2" (6.66m x 3.12m) Situated next to the garden down the lane with block paved parking area to the front, up and over door, power and light connected.

GARDEN Paved area adjacent to the summer house which has power and a heater, lawn with mature shrubs and trees with views of neighbouring fields.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



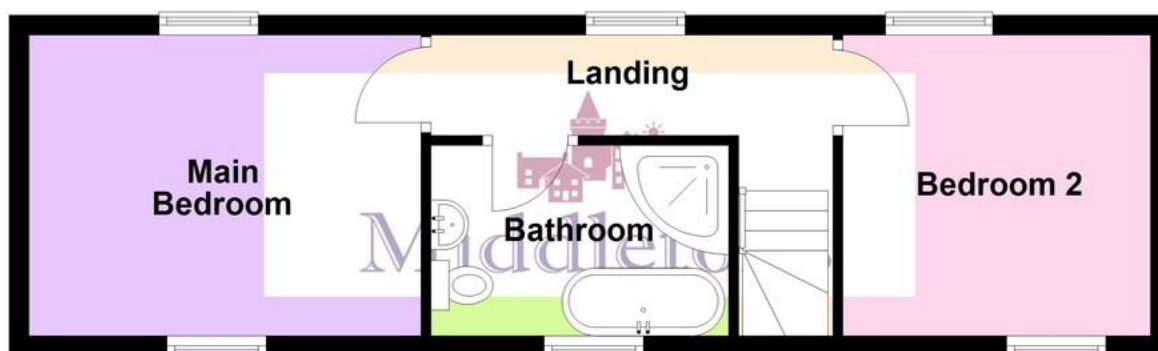




Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.