



2 Short Row Cottage, The Square, Newton Harcourt, Leicester LE89FQ

MOORE  
& YORK





### Property at a glance:

- Beautiful Character Home
- Perfect Example Of Contemporary & Character Living
- Walking Distance Stunning Open Countryside & Canal Side Walks
- Gated Private Drive Providing Parking
- Lounge, Kitchen and Garden/Dining Room
- Two Bedrooms & Luxury Shower Room
- Internal Viewing Essential

Asking Price £295,000 Freehold



Delightful Cottage situated within walking distance of the beautiful open countryside and canal side walks surrounding the sought after and popular small village of Newton Harcourt also offering easy access to the local facilities provided by Great Glen and Wigston. The property has been maintained with great care and attention to offer a perfect fusion of contemporary and character living and is perfectly positioned set back via a gated private drive providing ample parking. This lovely home retains many character features to include original cottage doors and exposed beams throughout and the well planned centrally heated, aircon and double glazed accommodation briefly comprises entrance hall, lounge, inner hallway, cottage style kitchen, garden/dining room and luxury shower room to the ground floor and two bedrooms to the first floor and stands with an easily maintainable nicely presented garden to rear. Very rarely do properties of this style, standard and location become available and we highly recommend an internal viewing.

### DETAILED ACCOMMODATION

Hardwood and glazed door leading to;

#### ENTRANCE HALL

Large stone tiled flooring, radiator, exposed beams, original cottage door leading to;

#### LOUNGE

16' 6" x 15' 0" (5.03m x 4.57m) Double radiator, feature solid fuel burner set in chimney recess with beam mantle, exposed beam, corner automatic lighted open tread stairwell leading to first floor, bow window to front aspect.



#### INNER HALLWAY

Cottage style patterned tiled flooring, radiator.

#### KITCHEN

9' 9" x 7' 9" (2.97m x 2.36m) Fitted in cottage style units comprising Belfast sink with mixer tap over and cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, fridge/freezer space, utility cupboard with plumbing for washing machine and tumble dryer space, glazed display cabinet, rectangle tiled splash backs, inset spotlights, glazed ceiling panel providing natural light, cottage style patterned tiled flooring, leaded light glazed window to;











## GARDEN/DINING ROOM

12' 5" x 11' 8" (3.78m x 3.56m) Air Con unit, large stone tiled flooring, exposed beams, sealed double glazed Velux window, UPVC sealed double glazed windows and French doors to garden,

## SHOWER ROOM

7' 11" x 7' 10" (2.41m x 2.39m) Luxury three piece suite comprising walk in tiled shower cubicle, feature vanity sink unit set in marble surround with oak drawers under and low level WC, matching tiled flooring and splash backs, sealed double glazed window, airing cupboard with stripped cottage door.

## FIRST FLOOR LANDING

## BEDROOM 1

14' 3" x 7' 10" (4.34m x 2.39m) Stripped paneled flooring, UPVC sealed double glazed window, original cottage door, chimney side recess hanging space, double radiator, Air Con unit

## BEDROOM 2

8' 9" x 7' 5" (2.67m x 2.26m) Double radiator, access to loft space, glazed window.

## OUTSIDE

The property is approached by a private gated drive providing ample parking leading to ornamental gated access to slabbed steps with evergreen borders with sleeper surrounds. Easily maintainable garden to rear incorporating large patio seating area and artificial lawns with corner shed.

## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed and single glazed.

## VIEWING

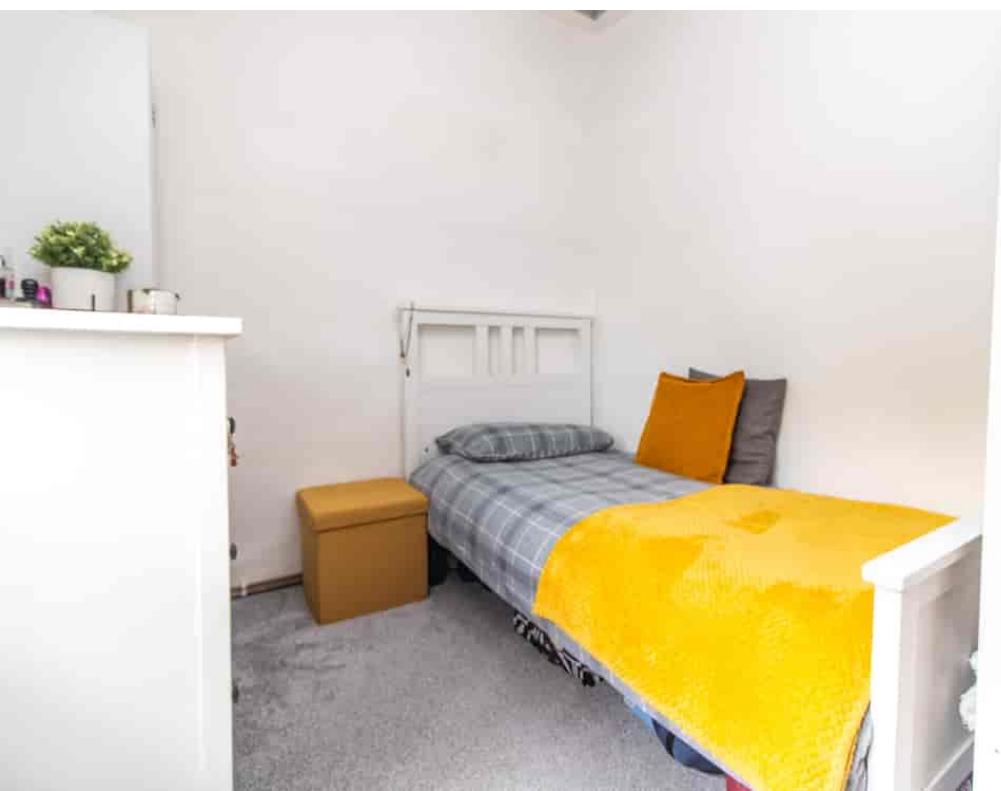
Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.















## MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## TENURE

Freehold

## EPC RATING

D

## COUNCIL TAX BAND

Harborough C

## IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.







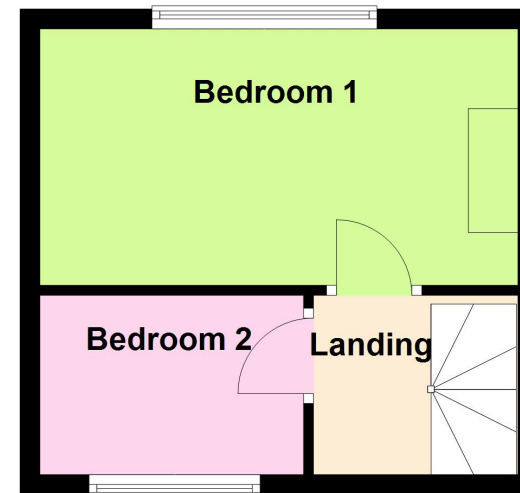




## Ground Floor



## First Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



