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£1,100 pcm

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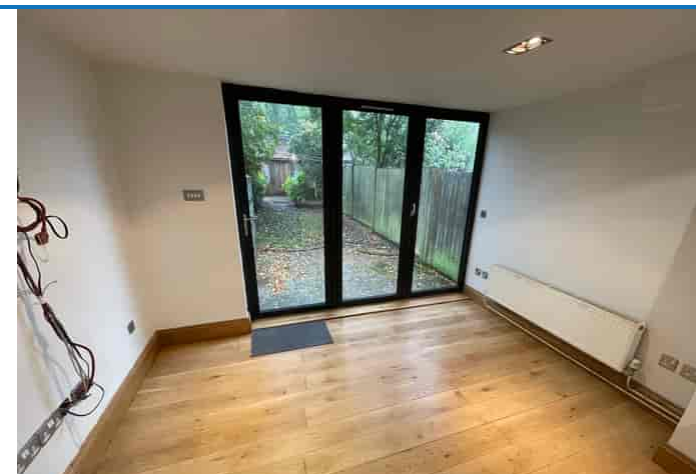


## PROPERTY DESCRIPTION

One In A Million! - Looking for something quirky? Then look no further with this attractive mid terraced cottage which has spacious accommodation comprising, open plan living dining kitchen, lounge, first floor master bedroom, dressing room, second floor second bedroom, family bathroom, third floor there is loft storage, ideal for a home office/gaming area! The property is situated in this idyllic South Leicestershire village with private garden to the rear, gas fired central heating and double glazing. Early viewing is highly advised!

## POINTS OF INTEREST

- *Mid Terraced Cottage*
- *Two Bedrooms*
- *Dressing Room*
- *Loft Storage*
- *Open Plan Living Dining Kit*
- *Lounge*
- *GFCH*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Open Plan Living Dining Kitchen

22' 1" x 12' 1" (6.73m x 3.68m) UPVC double glazed window and door to the front aspect, being fitted with a range of wall and base units with oven, sink/drain, plumbing for washing machine and dish washer and radiator.

#### Lounge

11' 6" x 8' 5" (3.51m x 2.57m) UPVC double glazed bi-folding doors to the rear aspect, oak flooring and radiator.

### First Floor

#### First Floor Landing

Stairs to second floor.

#### Bedroom One

12' 0" x 12' 0" (3.66m x 3.66m) UPVC double glazed window to the front aspect and radiator.

#### Dressing Room

9' 10" x 5' 2" (3.00m x 1.57m) UPVC double glazed window to the rear aspect and radiator.

### Second Floor

#### Second Floor Landing

Stairs to third floor.

#### Bedroom Two

11' 10" x 12' 3" (3.61m x 3.73m) UPVC double glazed window to the front aspect, fitted wardrobe, under stairs cupboard and radiator.

### Family Bathroom

UPVC double glazed window to the rear aspect, being fitted with four piece suite comprising, low level wc, hand wash basin, bath, separate shower cubicle and heated towel rail.

### Third Floor

#### Loft Storage

With two double glazed velux windows to the rear aspect and loft access.

#### Rear Garden

To the rear of the property there are attractive laid to lawn gardens with patio area and outbuildings.

#### Additional Information:

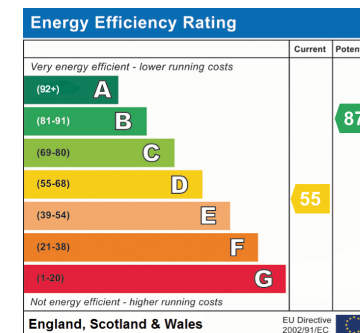
Council tax band B (Harborough District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

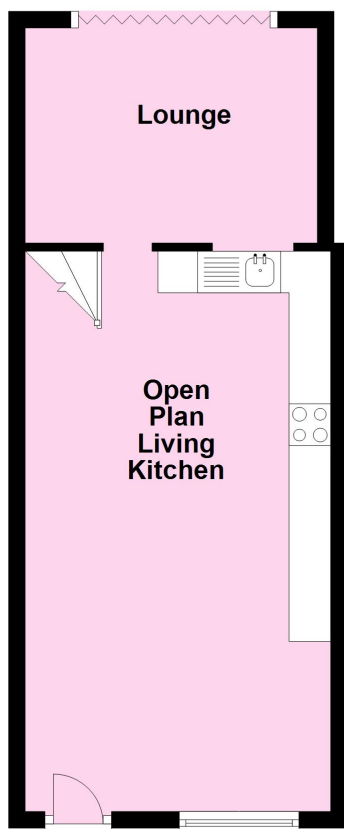
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



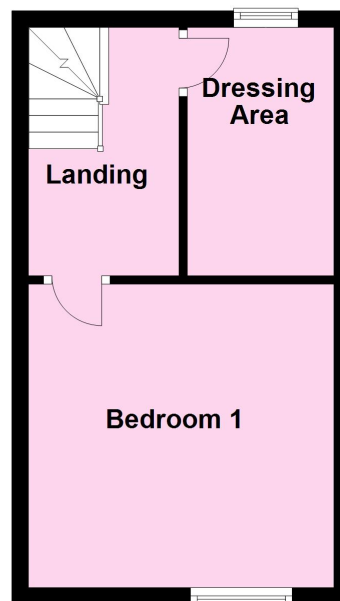
### Ground Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



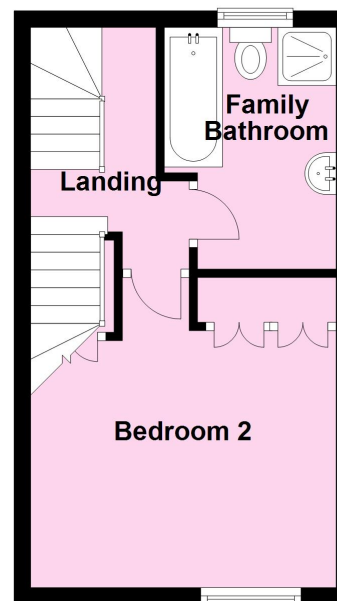
### First Floor

Approx. 24.8 sq. metres (266.7 sq. feet)



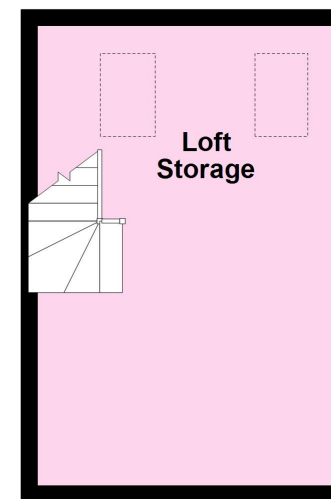
### Second Floor

Approx. 24.8 sq. metres (266.7 sq. feet)



### Third Floor

Approx. 19.7 sq. metres (211.9 sq. feet)



Total area: approx. 103.5 sq. metres (1113.7 sq. feet)

Disclaimer: David Robinson Estate Agents LTD are the selling agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. David Robinson Estate Agents LTD makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your David Robinson Estates representative as soon as possible so we can make the necessary corrections. The services at the property have not been tested.