



White Cottage Main Street,
Borchesteron,
Leics, LE9 9FF



£550,000

GENERAL

A charming cottage on exceptional plot with south facing garden and far reaching country views. The cottage is full of character with beamed ceilings and fireplaces. The well laid out accommodation briefly includes on the ground floor, a snug with wood burning stove, dining and sitting rooms with beamed ceilings, a large conservatory and kitchen. On the first floor there are three double bedrooms including a master bedroom with en-suite and dressing room, two further bedrooms and a family bathroom.

It should be noted that there are some South facing solar panels with a feed-in tariff that produce a useful tax free income.



LOCATION

Botcheston is a village just 6 miles west of Leicester City Centre. There is a public house and village hall with more comprehensive amenities (including schools) in the nearby villages of Kirby Muxloe and Desford. Botcheston is exceptionally well located for access to the motorway network and is also close to Fosse Park where there are excellent shops and restaurants.

THE COTTAGE

The accommodation is arranged over two floors as follows. Front door opening into entrance hall.

ENTRANCE HALL

With stairs rising to first floor.

SNUG

13' x 10'3"

A lovely cosy room the principal focal point of which is the fireplace with multi fuel stove and shelving to either side. There is a beamed ceiling, understairs storage cupboard and central heating radiator. Opens into the conservatory.

CONSERVATORY

17'x 11'9"

A wonderful living space which overlooks the garden. There are sliding doors into a side conservatory/rear hall and doors opening into the garden.

SITTING ROOM

17'8" x 12'10"

Overlooking the garden. There is a beamed ceiling, central heating radiator and opening directly into the dining room creating a superb open plan space for family parties and entertaining.

DINING ROOM

13' x 10'6"

An elegant dining room with brick built open fireplace. Central heating radiator.

KITCHEN

17'6" x 9' max

There is a comprehensive range of base and wall cabinets with integrated appliances including a "Neff" induction hob together with a "Neff" double oven. Inset one and a half bowl sink unit and crockery display cabinets,

SIDE CONSERVATORY

7'9" x 7'5"

With tiled finish to floor, doors to garden and the garage

ON THE FIRST FLOOR

Stairs rise from the entrance hall to the landing.

FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms and bathroom.

BEDROOM ONE

13' x 12'2"

A lovely light room with windows on either side. Central heating radiator. Archway to dressing room.

EN-SUITE

Corner shower enclosure, wash hand basin set in vanity unit, low flush lavatory and heated towel rail.

BEDROOM TWO

13'1" x 10'6"

A good sized double bedroom with central heating radiator.

BEDROOM THREE

12'10" x 9'9"

Double bedroom with views over the garden and countryside beyond. Central heating radiator.

FAMILY BATHROOM

With panel enclosed bath, pedestal wash hand basin and low flush lavatory.

OUTSIDE

The cottage is set well back from the road with a picket fence running along the roadside boundary. There is a good sized block paved drive with lawn to one side. Opening onto the drive is the double garage.

DOUBLE GARAGE

20'4" x 17'2"

With electric roller shutter doors. There is a CLOAKROOM with a low flush lavatory and wash hand basin and a WORKSHOP/UTILITY AREA 7'9" x 6'7" with a Belfast sink and plumbing for a washing machine.

It should be noted that there is plenty of storage in the roof space above.

Back door to the gardens.

THE GARDENS

The gardens are beautifully landscaped with a large terrace immediately off the conservatory. The garden is principally lawned with flower and herbaceous borders. A greenhouse is included in the sale.

COUNCIL TAX BAND

Hinckley & Bosworth Council Tax Band F.











Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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