

CASTLE ESTATES

chartered surveyors • estate agents • valuers

A BEAUTIFULLY MAINTAINED AND RESTORED TWO BEDROOMED FULL OF CHARACTER COTTAGE RESIDENCE WITH PRIVATE REAR GARDEN SITUATED IN A POPULAR CONSERVATION AREA



3 WORTLEY COTTAGES STATION ROAD ELMESTHORPE LE9 7SG

Guide Price £275,000

- Entrance Porch
- Well Fitted Handmade Kitchen
- Two Good Sized Bedrooms
- Parking For Numerous Cars
- Sought After Conservation Area
- Attractive & Characterful Lounge
- Separate Utility Room
- Feature Victorian Style Bathroom
- Private Well Tended Rear Garden
- VIEWING ESSENTIAL



112 Castle Street • Hinckley • Leicestershire • LE10 1DD
sales@castles-online.co.uk 01455 617997 castles-online.co.uk

rightmove 

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel through Elvesthorpe from Earl Shilton towards the Wentworth Arms and you will see this property on the left, just before the railway bridge.

DESCRIPTION

This beautifully maintained, full of character cottage residence must be viewed internally to fully appreciate its wealth of quality fixtures and fittings.

The accommodation boasts of an entrance porch leading to attractive lounge with feature log burning stove, well fitted handmade kitchen with quality appliances and a separate utility room. To the first there are two good sized bedrooms and Victorian style family bathroom. Outside the property has ample off road parking for numerous cars and a private rear garden.

It is situated in a conservation area of the popular village of Elvesthorpe, close to open countryside. Both villages of Earl Shilton and Stoney Stanton are within easy distance with their range of shops, schools and amenities.

More specifically the well planned, gas fired centrally heated and largely double glazed accommodation comprises:

ENTRANCE PORCH

4'3" x 3'7" (1.3m x 1.1m)

having hardwood front door and window, built in meter cupboard, concertina feature radiator and red quarry tiled flooring.

LOUNGE

14'1" x 12'1" (4.3m x 3.7m)

having oak strip flooring, concertina central heating radiator, log burning stove, feature beamed ceiling, wall mounted tv aerial point and double glazed window with folding shutters.



LOUNGE



DINING KITCHEN

16'4" x 15'8" (5m x 4.8m)

having attractive range of light oak handmade units including ample base units, drawers and cream wall cupboards, matching butchers block solid oak work surfaces and upstand, inset Belfast sink with mixer tap, built in Smeg double oven, grill, warming drawer and seven ring gas hob with splashback and cooker hood over, integrated wine cooler, space and plumbing for dishwasher, space for fridge, red quarry tiled flooring, recess area with further space for freezer, central heating radiator with cover, inset LED lighting, further concertina central heating radiator. Feature window and door opening onto the rear garden.



DINING KITCHEN



UTILITY ROOM

6'6" x 5'2" (2m x 1.6m)

having low level w.c., pedestal wash hand basin with ceramic tiled splashback, fly over butchers block work surface with space and plumbing beneath for washing machine and tumble dryer, wall cupboard, gas fired boiler for central heating and domestic hot water.

FIRST FLOOR LANDING

BEDROOM ONE

14'1" x 10'9" (4.3m x 3.3m)

having central heating radiator, built in double wardrobe with cupboards over.



BEDROOM TWO

10'5" x 8'6" (3.2m x 2.6m)

having oak laminated flooring and central heating radiator.



BATHROOM

8'2" x 6'10" (2.5m x 2.1m)

having slipper bath with ball and claw feet, low level w.c., pedestal wash hand basin, fully tiled shower cubicle with drencher shower, concertina central heating radiator, chrome towel rail, access to the roof space, half tiled walls in matching ceramics, black and white tiled flooring.

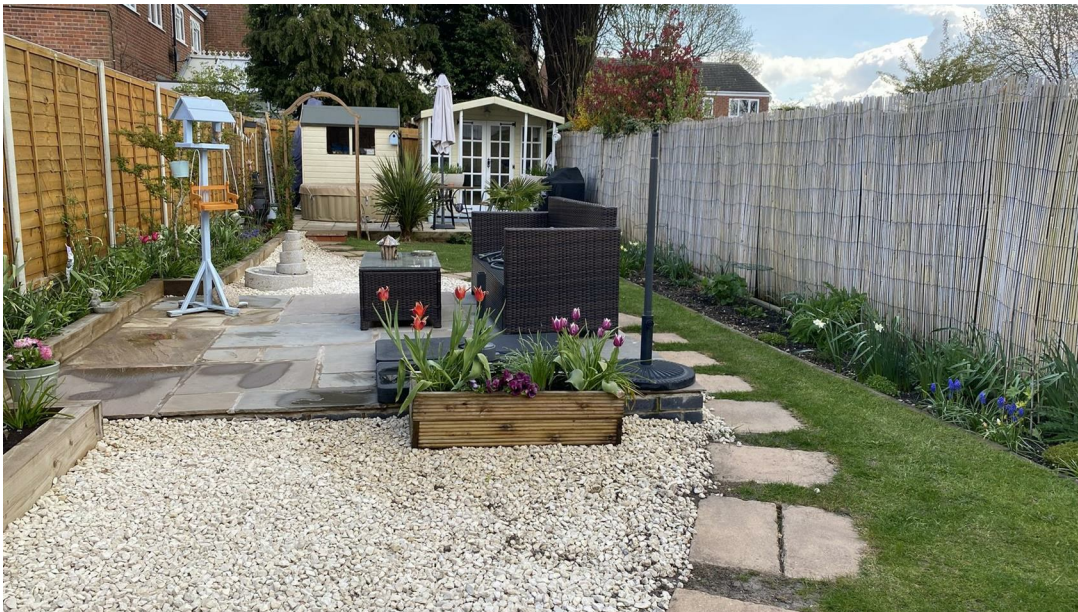


BATHROOM



OUTSIDE

There is direct vehicular access over a chip stone driveway with standing for numerous cars. Shared pedestrian access to a fully enclosed rear garden with well fenced boundaries, pergola, lawn, flower and shrub borders, summer house and garden shed, area for hot tub with power.




OUTSIDE




OUTSIDE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

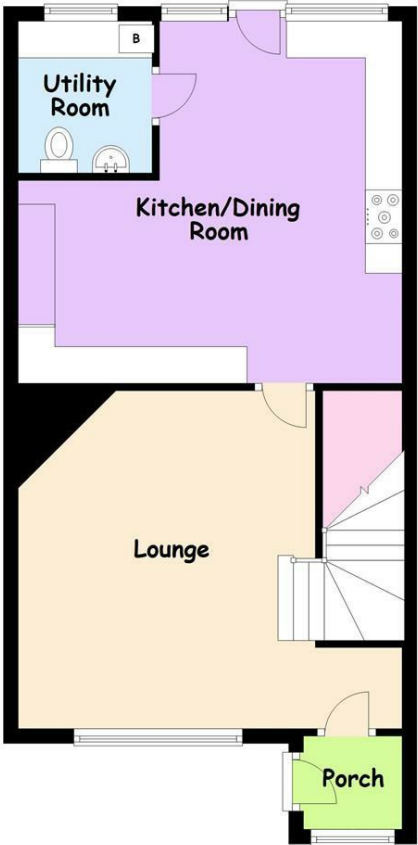
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

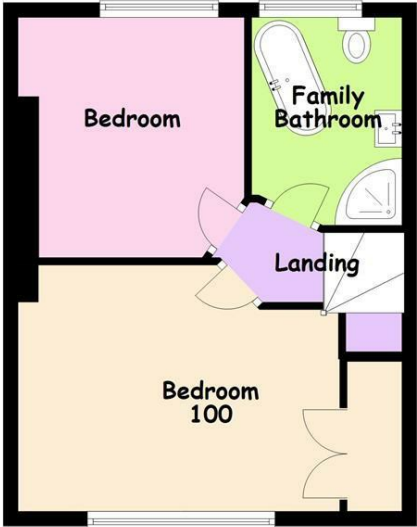
Ground Floor

Approx. 57.6 sq. metres (620.5 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



Total area: approx. 92.8 sq. metres (999.0 sq. feet)

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 12.00 pm
