



Main Street

Breedon On The Hill, DE73 8AN

Offers In Excess Of £160,000

- Cosy Cottage
- Charm & Character
- Beautifully Presented
- Ceiling Beams
- Log Burner
- Large Main Bed
- Spacious Bathroom
- Fitted Kitchen



Lying in the heart of Breedon village centre, this delightful one bedroom mid terraced cottage is the perfect home in which to embrace village life. The cottage has undergone a careful program of modernisation by the current owner to the highest of standards, careful to protect the period integrity of the age with an abundance of charm and character including revealed beams and latch doors throughout whilst embracing modern day living with a recently fitted kitchen, LPG heating supplemented by a log burner in the lounge and UPVC windows throughout ensuring the property is warm in the winter and cool in the summer months.

Fronting directly onto Main Street, you enter immediately into the spacious lounge characterised by the feature fireplace with log burner, the rear dining kitchen enjoys a stylish range of units with integrated appliances and a rear door leading directly into the garden. The staircase off the kitchen leads to the first floor, with the main bedroom being a great size with a built in cupboard, whilst the bathroom benefits from a four

piece suite with a separate shower enclosure. The cottage garden is an absolute delight, carefully tended over the years with a useful garden shed, log store and rear access to the front.

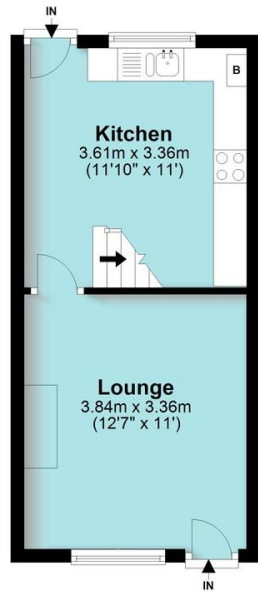
Breedon on the Hill boasts a most strategic location betwixt the M42, M1 & A50, ideal for commuters with many East/ West midlands towns and cities within an hours drive, including East Midlands Airport & Donington Park Race track within 3 miles. The picturesque village embraces a highly regarded village Primary School, shop and two pubs, whilst lying close to Ashby de la Zouch (4 miles) and Melbourn (2 Miles) providing more comprehensive day to day facilities. Independent schooling is provided by Loughborough Endowed Schools, Repton, Foremarke and Trent College in Nottingham.

TENURE The property is Freehold

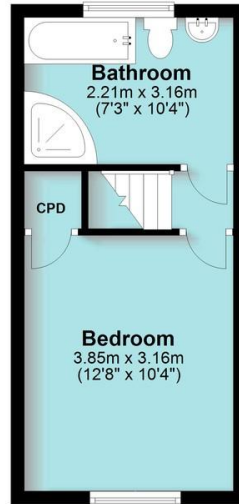
COUNCIL TAX The property is in Band A



Ground Floor



First Floor



Total area: approx. 47.8 sq. metres (514.7 sq. feet)

COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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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