

Maplewell Road

Woodhouse Eaves, Loughborough, LE12 8RG



Enjoying a fantastic position in this highly sought after village, this charming cottage has a wealth of character, set out over three floors. Offered to market with no upward chain.

Guide Price £250,000



John German 

Located in the highly sought after Charnwood village of Woodhouse Eaves, with local shops, pubs, primary school and doctors surgery, this beautiful cottage is offered to market with no upward chain and would be well suited to those looking for a cosy and characterful place to call home.

Set back from the road with a walled and gated frontage, upon opening the front door and stepping into the lounge, the character of this property is immediately obvious. With beams to the ceiling, a fireplace offering a focal point and double glazed window to the front.

Access is provided through to the kitchen diner, where the beams continue. The kitchen is fitted with a range of base level storage units with work surface over, integrated appliances including an oven, gas hob and stainless steel sink and drainer unit, with additional appliance space for a fridge/freezer and washing machine. The under stairs area provides space for a dining table and the stairs rise to the first floor. A stable door opens out to the rear garden.

The first floor landing gives access to the two bedrooms positioned at the front and rear respectively. Both are doubles, with the bedroom to the rear benefitting from a built-in wardrobe and over stairs storage housing the boiler.

The front bedroom is the larger of the two, with alcove space offering storage with similar characterful panelling to the wall as found in the rear bedroom.

Continuing up to the second floor, the stairway has integrated storage cupboards with shelving above, leading up to the quirky shower room which has a large skylight allowing natural light to flood the room. There is a white suite comprising enclosed shower cubicle, low level WC, wash hand basin, radiator and storage space.

Externally, the low maintenance rear garden is largely block paved, allowing for a bistro style seating area immediately outside the property. This continues down towards the rear end of the garden, where artificial lawn and slate chips have been laid and offer an additional seating area with views back towards the house. A gate offers pedestrian access out on to Hill Rise.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.charnwood.gov.uk

Our Ref: JGA/22062023

Local Authority/Tax Band: Charnwood Borough Council / Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

loughborough@johngerman.co.uk

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