



The Nook

Main Road | Upper Broughton | Leicestershire | LE14 3BG


Bentons

YOUR PROPERTY EXPERTS

A recently refurbished and re-roofed three bedroom semi-detached cottage situated within this highly desirable village convenient for Nottingham and Melton Mowbray. With gas fired central heating and uPVC sealed unit double glazing throughout, the cottage features a brand new 15'2" x 9'3" dining kitchen with Stoves brushed steel oven, hob, integrated fridge and freezer and refitted bathroom with three piece suite. With original features including heavily beamed ceilings, the cottage offers two good sized reception rooms, completely private enclosed garden, secure off-road parking and gas fired central heating.

Property at a glance

- Attractive Semi-Detached Cottage
- Energy Rating E
- Three Bedrooms
- Spacious Dining Kitchen
- Breakfast/Family Room
- Original Beams
- Gas Central Heating
- uPVC Double Glazing
- Highly Desirable Village
- Two Reception Rooms
- Private Garden & Parking

Asking Price: £199,950

Spacious Dining Kitchen 15'2" x 9'3" (4.62m x 2.82m)

Having been refitted with a range of cream fronted units in Shaker style with wood handles comprising a single drainer stainless steel sink with mixer tap, inset within ranges of tiled work surfacing, full range of base cupboards and drawers under, attractive tiled splashbacks and integrated appliances including a Newholme fan assisted electric oven and Lamona four ring electric hob in brushed steel, integrated fridge and brand new freezer both with matching fronts, attractive tiled splashbacks, uPVC double glazed windows to front and side, beamed ceiling, spotlights, double radiator, attractive colour washed panelling.

Sitting Room 12'4" x 12'3" (3.76m x 3.73m)

With uPVC sealed double glazed bay window to front, further window overlooking garden, open fronted fireplace with pine surround and mantle, beamed ceiling, attractive colourwashed panelling with pine dado rail, double radiator, TV aerial point. Off:-

Breakfast/Family Room 18'8" x 5'10" (5.7m x 1.78m)

With staircase off to first floor with storage space under, original heavily beamed ceiling, radiator, uPVC double glazed window to rear, wall mounted cupboard.

Utility Room

With ceramic tiled floor, uPVC double glazed door and window onto garden, new gas fired combi central heating boiler and timer switch, built-in cupboards and plumbing for washing machine. Off:-

Bathroom

With a new three piece white coloured suite with chrome fittings comprising panelled bath with shower attachment and shower screen, pedestal wash hand basin, extractor fan, low level WC, tiled splashbacks, uPVC double glazed window, towel rail.

On the First Floor

Approached via a staircase from the family room:

First Floor Landing

With access to roof space and off:-

Bedroom One 12'6" x 12'2" (3.8m x 3.7m)

With telephone, TV aerial point, uPVC double glazed windows to front and rear, radiator, new pine panelled door.

Bedroom Two 15'2" x 9'3" (4.62m x 2.82m)

With uPVC double glazed window to front, double radiator, new pine panelled door.

Bedroom Three 8'9" x 5'11" (2.67m x 1.8m)

uPVC double glazed window to rear, new pine panelled door.

Outside

To the front of the property is an enclosed driveway providing hardstanding. Beyond is an enclosed private garden, enclosed by timber panel fencing and walling being laid to raised lawn with raised flower beds beyond. In addition is an enclosed paved patio and the garden is completely private with a gate leading to the front driveway.

Fixtures and Fittings

All fitted carpets are included.

Location

Upper Broughton is a particularly unspoilt village on the Nottinghamshire/Leicestershire border ideal for fast access to Nottingham and Melton Mowbray, the A46 at Hickling Pastures providing fast access to Leicester, Loughborough, Newark and Lincoln. The village is situated around a traditional village green/park setting and excellent local facilities include a popular local pub (The Golden Fleece), butchers, cricket green and tennis club. Local primary schooling is at Kinoulton with a large choice of private schooling available at the endowed schools at Loughborough and also at West Bridgford and Nottingham.

Directions

From Melton Mowbray take the A606 out to Upper Broughton, once in the village, the property can be found on the left hand side. From Nottingham take the A606 Melton Road out proceeding through Hickling Pastures to Upper Broughton. Once in the village, the property can be found on the right hand side.

Do You Need a Mortgage?

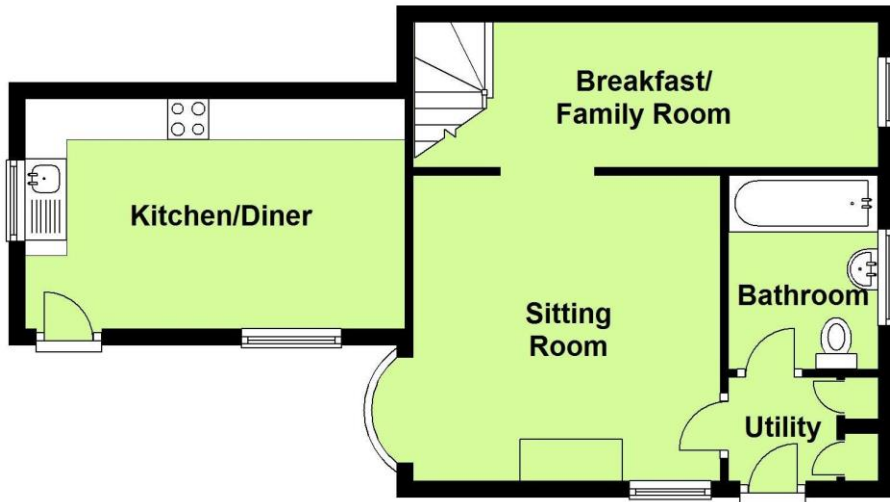
Bentons works with The Quorndon Mortgage Company, a local independent mortgage broker.

Call Tom James today at Bentons on 01664 563892





Ground Floor



First Floor

