



THE OLD BAKE HOUSE  
TUGBY, LEICESTERSHIRE

JAMES  
SELICKS

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## The Old Bake House

Tugby,  
Leicestershire

GUIDE PRICE £325,000

A charming three bedroom cottage dating back to the 1820's, located within the popular east Leicestershire village of Tugby within close proximity of local amenities.

Breakfast kitchen | Utility room | Dining room | Sitting room | Three double bedrooms | Family bathroom and downstairs WC | Courtyard garden | Off road parking |

### ACCOMMODATION

The property is entered via a part glazed stable door into an entrance hall with original Minton tile flooring and stairs ahead rising to the first floor. To the right is the triple aspect breakfast kitchen which benefits from a good range of eye and base level cupboards and drawers with work surfaces over and a one and half bowl stainless steel sink. Appliances include a Rayburn stove, a Neff hob with extractor hood over and a New World double oven and grill. To the rear of the kitchen, timber doors leads through to the utility room with downstairs WC off and a stable door to the courtyard garden. The utility room benefits from a further range of cupboards with work surfaces over and a stainless steel sink, along with space and plumbing for white goods and an integrated fridge freezer.

Off the entrance hall to the left is the dining room with windows to the front elevation and three built in storage cupboards. A door off gives access into the dual aspect sitting room which benefits from a feature fireplace with exposed bricks and log burner inset.

Stairs rise to the first floor landing. To the far left is where the master bedroom can be located with a window to the side elevation. Bedroom two has a window to the front and benefits from two good sized built in storage cupboards. Bedroom three is to the right of the landing, also with a window to the front elevation and fitted wardrobes. The accommodation is completed by a recently refitted family bathroom comprising of a WC, wash hand basin, bath and walk-in shower enclosure with a rainfall shower head.

### OUTSIDE

To the right of the property is an enclosed courtyard garden which is paved and benefits from timber shed. To the right of the courtyard garden is the off road parking for one vehicle.

### LOCATION

The village of Tugby lies twelve miles east of Leicester and thirteen miles north of Market Harborough. The village has a strong community spirit, a rural location and provides a parish church, local pub, popular primary school and a local butcher with a wider range of facilities at the nearby market town of Uppingham and the village of Billesdon. The village is flanked by some of Leicestershire's most attractive rolling countryside.

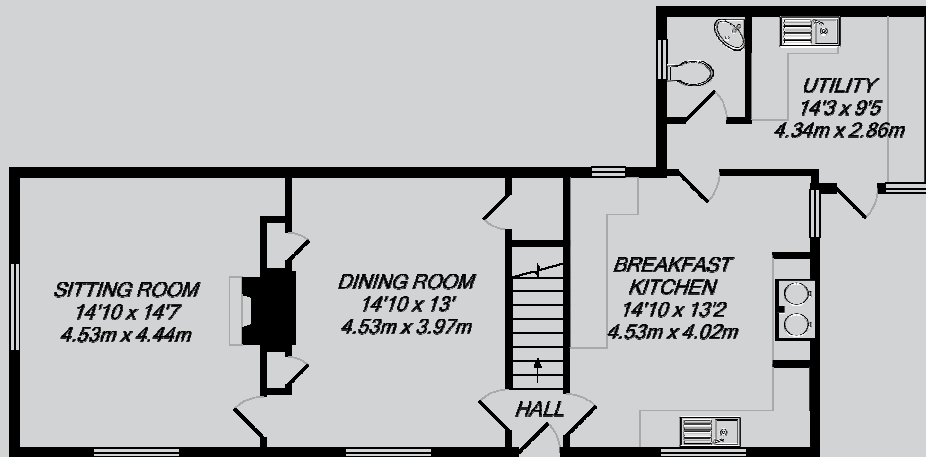
### DIRECTIONAL NOTE

From Market Harborough, proceed northbound via Leicester Road, continuing over the A6 roundabout onto the B6047 passing through the villages of Church Langton and Tur Langton, Continue as signposted towards the A47. From the B6047 take a right hand turn onto the A47 Uppingham Road, passing the village of Skeffington. Take the next right hand turn upon entering Tugby into Main Street where bear right just before the public house, still Main Street and turn first right into Chapel Lane where the property is located immediately on the right hand side as indicated by the Agent's for sale board.

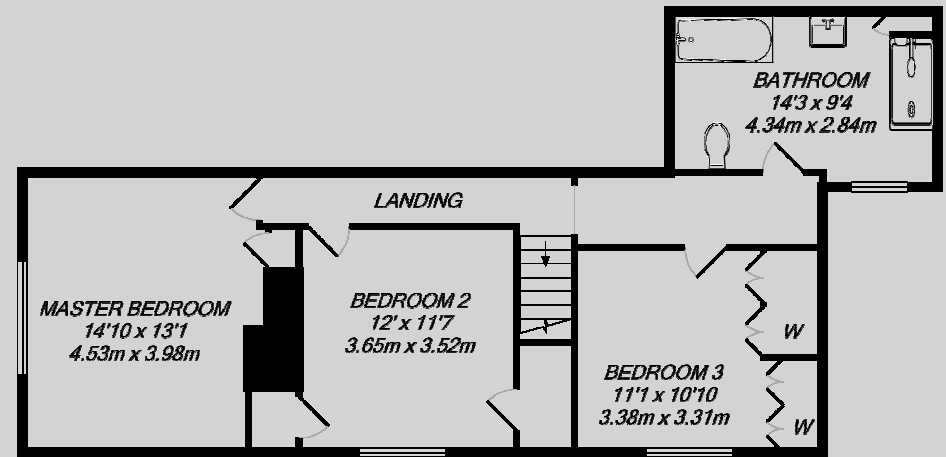




House Approx Gross Internal Floor Area = 139.10 sq/m – 1497 sq/ft  
Measurements are approximate, Not to scale, Illustrative purposes only.



GROUND FLOOR



1ST FLOOR

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#### Measurements and Other Information

All measurements are approximate. 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 this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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