



CEDAR COTTAGES

SKEFFINGTON, LEICESTERSHIRE

JAMES
SELICKS

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Cedar Cottages

Rolleston Road, Skeffington
Leicestershire

An attractive and immaculately presented three double bedroom cottage offering a wealth of character and situated in this picturesque East Leicestershire village of Skeffington.

Attractive village home | Three reception rooms | Kitchen | Conservatory | Master bedroom with ensuite | Two further double bedrooms | Bathroom | Off road parking | Double tandem garage | Beautiful landscaped gardens | Brick outbuilding

ACCOMMODATION

The property is entered through a timber door into the dining reception hall which has a window to the front elevation, stairs rising to the first floor, exposed beamed ceiling, built-in cupboards and oak flooring which also runs through into two further reception rooms. The sitting room has a window to the front elevation and features an exposed part brick fireplace with an inset wood burning stove and a useful under stairs cupboard off. The family room is to the right of the property and has a dual aspect with a window to the front elevation and French doors opening onto the rear garden. The kitchen is fitted with a good range of base and eye level units with work surfaces over and a stainless-steel sink. Appliances are to include Neff double oven, induction five ring electric hob with extractor over, Indesit integrated dishwasher and space for white goods. A door off leads to the conservatory which in turn has a side door and French door which open into a covered canopy area in the garden

The staircase to the first floor has exposed beam walls and gives access to the landing area. The

master suite has a dual aspect to the front and rear elevations and an ensuite shower room off benefiting from a fitted wardrobes/cupboard, corner shower enclosure, wash hand basin with cupboards under and a window to the rear elevation. There are two further double bedrooms both with fitted wardrobes of which bedroom two has a half door which gives access to the loft area which is partly boarded. The family bathroom completes the first-floor accommodation and comprises of a corner bath with electric shower over, WC and wash and basin.

OUTSIDE

The front of the property has box hedging, with a lawn area and well-stocked mature borders. A path leads to the front door. The side of the property gives access to a blocked paved driveway with a timber five bar gate to a gravelled area providing off-road parking for several cars and access to the double tandem garage and a side gate to the rear garden. The south facing rear gardens are enclosed with walled boundaries and are beautifully hard landscaped with Indian sandstone paved seating areas which take advantage of the sunny aspect and the attractive mature borders. The outside is completed by a brick outbuilding which is currently being used as a laundry room/office, adjacent to this is a WC which in turn connects to the tandem garage. These building have potential to develop subject to the usual consents.

DIRECTIONAL NOTE

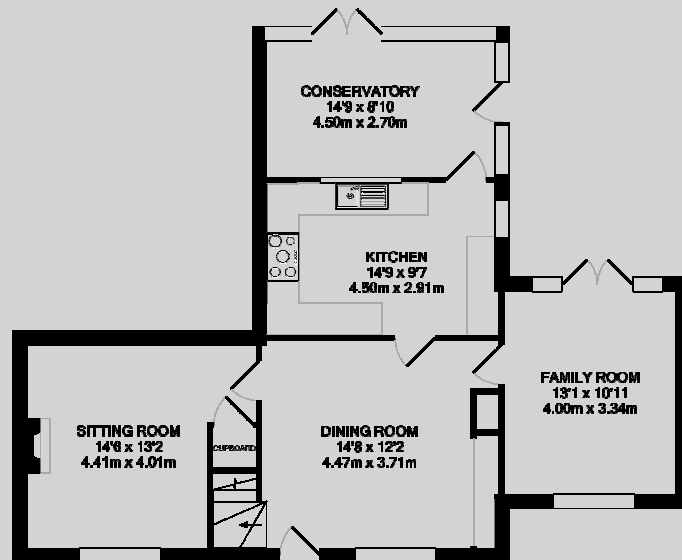
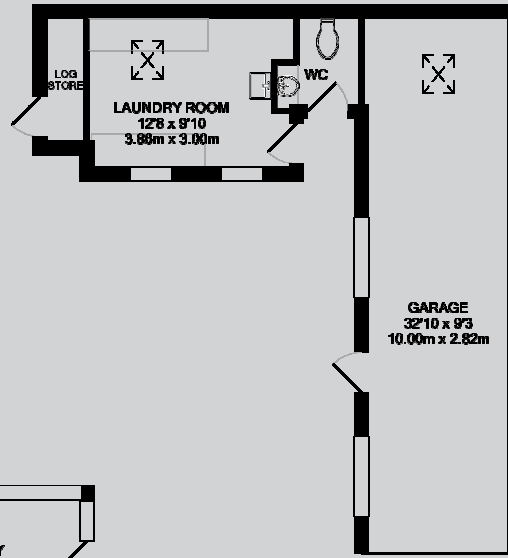
Proceed in a easterly direction on the A47 Uppingham Road passing through the villages of Houghton on the Hill and Billesdon where Skeffington is the next village. Take a right hand turn into Main Street, bearing right past the church, turn left into Rolleston Road, wherer the property may be found on the left



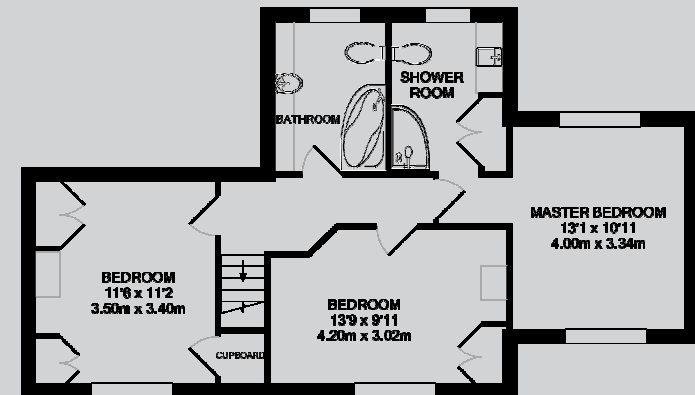


LOCATION

The village of Skeffington is located to the east of Leicester off the A47 and is surrounded by open countryside. Local amenities can be found in nearby Billesdon including a primary school, GP surgery, village store, post office, community centre and public houses with wider variety of shopping and services available in Leicester, Uppingham, Oakham and Market Harborough. Market Harborough and Leicester have mainline rail services to London St Pancras.



GROUND FLOOR



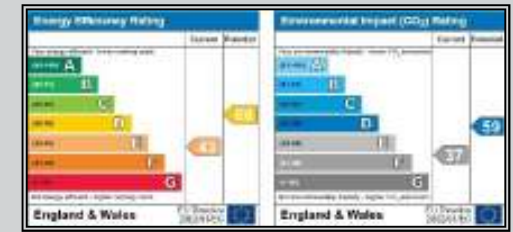
1ST FLOOR

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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.



Total Approx Gross Internal Floor Area = 180sq/m – 1938 sq/ft
Measurements are approximate. Not to scale. For illustrative purposes only.

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