



JAMES
SELICKS

NETTLEHAM COTTAGE

TUGBY, LEICESTERSHIRE

SALES LETTINGS SURVEYS MORTGAGES

Nettleham Cottage

Hallaton road
Tugby
Leicestershire LE7 9WB

A stunning, three bedroom barn conversion offering particularly spacious ground floor accommodation and a good sized garden, located in this popular village.

Entrance hall | cloakroom | dining kitchen | utility room | study | sitting room | three bedrooms | en-suite | family bathroom | car standing | lawned gardens | EPC-C

LOCATION

Tugby is located approximately thirteen miles due east of Leicester city centre, and seven miles west of the market town of Uppingham. The village itself has a popular local primary school, village church, public house and local butchers with a wider range of amenities found at nearby Uppingham or Billesdon.

ACCOMMODATION

The property is entered via an entrance hall housing the return staircase to the first floor and a cloakroom with a two piece suite. The dining kitchen enjoys a good range of base level units and drawers, ample preparation surfaces, tiled splashbacks, one and a quarter bowl stainless steel sink and drainer unit with mixer tap over, cooker with hob and extractor unit above, ample white appliance space, spotlights, laminate flooring and French doors with windows to the sides, leading to the garden. A utility room houses the floor standing boiler and provides base level units, worktops, a stainless steel sink and drainer unit, tiled splashbacks, further white appliance space and a door to the rear.

A further room off of the dining kitchen offers a useful study space. Double doors lead from the entrance hall into the spacious sitting room which has wall light points, television and telephone points and a French door leading to the patio.

To the first floor a landing housing the airing cupboard and a further useful storage cupboard gives access to the master bedroom which has a Velux rooflight, a dressing area with built-in wardrobes and en-suite shower room with a three piece suite, part tiled walls and tiled floor. Bedroom two has a Velux rooflight. Bedroom three has a Velux rooflight. The accommodation is completed by the family bathroom which provides a white three piece suite comprising panelled bath, pedestal wash hand basin and low flush WC, part tiled walls, tiled floor and a Velux rooflight.

OUTSIDE

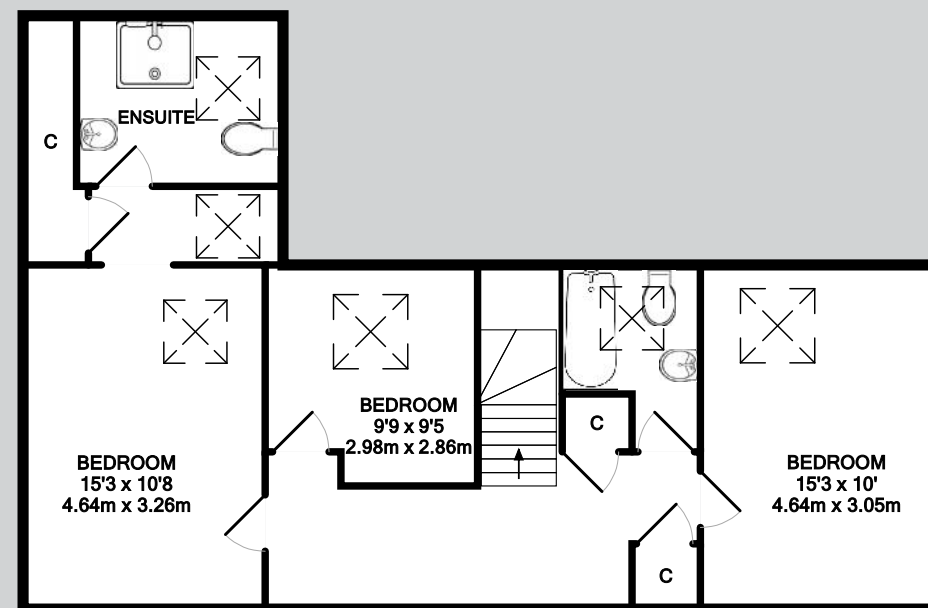
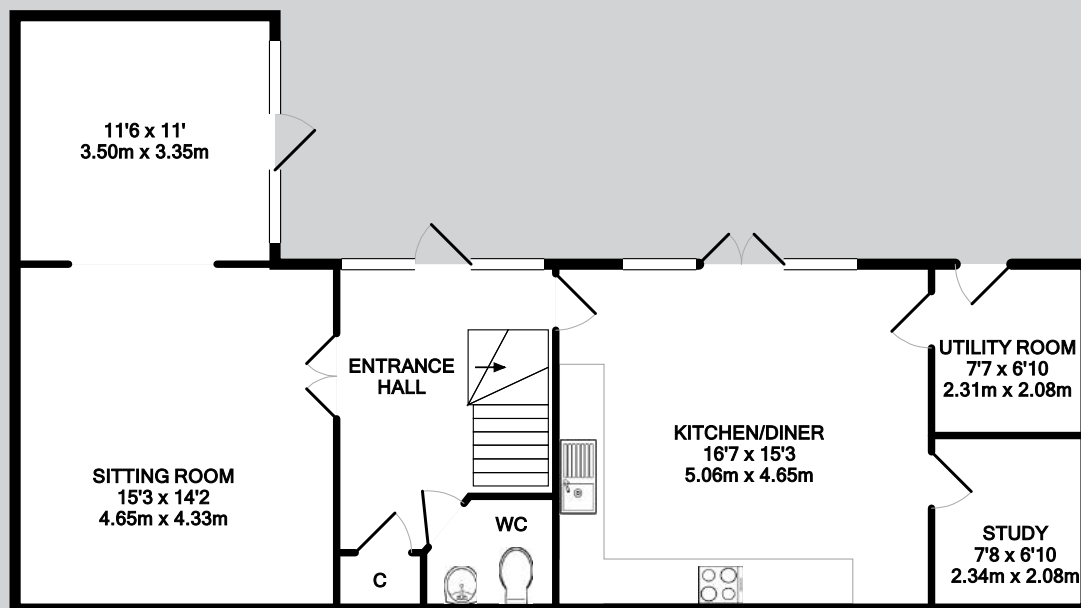
To the front of the property is a gravelled driveway and a five-bar gate leading into a gravelled courtyard providing ample car standing, a lawned garden and patio area, a storage shed, hedged and walled boundaries.

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Uppingham Road in an easterly direction passing through the villages of Houghton on the Hill and Skeffington. Upon entering Tugby, take the first right hand turn into Main Street. Continue along this road bearing left into Hallaton Road where the property can be located a little way down on the left hand side as indicated by the Agent's "For Sale" sign.



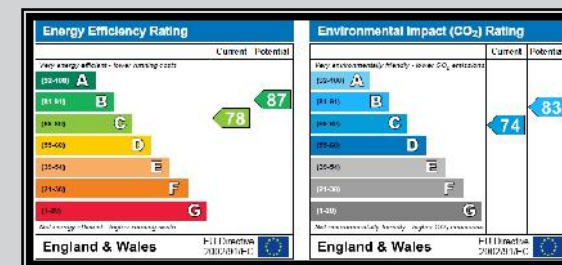




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Total Approximate Gross Internal Floor Area = 1590 SQ FT /147 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



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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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