GENERAL
Engineer's Cottage is a pretty Victorian cottage of considerable charm and character forming part of a terrace, which was reputedly built by Earl Spencer in the 19th Century. The cottage has been upgraded and improved with considerable flair and style over the years. The accommodation briefly includes on the ground floor, a sitting room with open fire and living kitchen both of which have interesting gothic style windows overlooking the front garden and a dining room. On the first floor there are three bedrooms and a fabulous bath/shower room. There is a very private courtyard garden and a impressive 200ft long garden overlooking the fields to the rear.

LOCATION
The property is situated in the village of Theddingworth which lies in some of South Leicestershire’s prettiest countryside with the Laughton Hills and Foxton Locks to the North. The village lies midway between the market town of Market Harborough and Husbands Bosworth with convenient access to the A14, A5 and M1 at Junction 20, Lutterworth. There are a comprehensive range of amenities in Market Harborough and a fast rail link to London St Pancras International (journey time approx 1 hour).

THE COTTAGE
The accommodation is arranged over two floors as follows. Arched door opening into entrance hall and inner hall.

ENTRANCE HALL/INNER HALL
Stairs rising to first floor, wood effect floor, door to sitting room.
SITTING ROOM
4.62m x 3.96m (15'2" x 13')
An elegant room the principal feature of which is
the cast iron fireplace with timber surround. There
are french doors opening into the garden, wood
effect floor and beamed ceiling. Central heating
radiator.

LIVING KITCHEN
4.75m x 2.95m (15'7" x 9'8")
An impressive room which is very much the heart of
the cottage. There is a comprehensive range of
base and wall units with heavy hardwood work
surfaces over and painted fronts, arranged around
the oil fired aga which is built into an exposed brick
chimney breast. There is also an electric cooker
point with extractor over and plumbing for a
dishwasher. Tiled finish to floor traditional radiator.
Opening into the dining room.

DINING ROOM
3.25m x 2.64m (10'8" x 8'8")
Overlooking the courtyard. Wood effect floor, door
to courtyard. Traditional radiator.

CLOAKS/UTILITY ROOM
Low flush lavatory, wash hand basin with tiled
splashback. Plumbing for a washing machine.

ON THE FIRST FLOOR
Stairs rise from the entrance hall to the landing.

FIRST FLOOR LANDING
Opening off the landing are doors to the
bedrooms.

BEDROOM ONE
4.70m x 2.74m (15'5" x 9')
There is a real feeling of space in all the bedrooms
as there are high ceilings. Traditional central
heating radiator.

BEDROOM TWO
3.96m x 2.31m (13' x 7'7")
Traditional central heating radiator.

BEDROOM THREE
3.05m x 2.31m (10' x 7'7")

Traditional central heating radiator.

BATHROOM
3.25m x 2.64m (10'8" x 8'8")
With a luxurious suite including a spa bath with
hand held shower fixture, a wash hand basin and
low flush lavatory. There is a large walk in tiled
shower enclosure with rainfall and hand held
shower attachments. Tiling to the splashback areas
and a vertical radiator.

OUTSIDE
To the front of the house, there is a lawned garden
with a high laurel hedge sheltering the cottage
from the road.

OUTSIDE TO THE REAR
There is a courtyard to the rear which is a beautiful
private area for barbecuing and entertaining.
Opening onto the courtyard there is a storage
shed.

THE MAIN GARDEN
The 200ft main garden is an outstanding feature of
the cottage and is accessed via a shared footpath.
In the first section of the garden there are some
beautiful flower borders and vegetable beds
separated by a high hedge from a lawned area. At
the top of the garden there is a third section where
there is a garden shed and lovely views over the
fields.

NOTES
There is a right of way across the front of the
cottage and bins access to the rear.