This is a fantastic opportunity to purchase the unique "Cordwainer Cottage" in the village of Sharnford. Cordwainer Cottage is set with its frontage on the main road through the village for ease of access, then there are excellent sized and established rear gardens with a good driveway, parking area and Double Garage and stable type block set in the gardens, with landscaped lawns and borders. The Cottage offers both side and rear Entrance Halls, Lounge, Dining Room, Study (& Utility Area), Downstairs w.c., Kitchen, First Floor Landing, Three Double Bedrooms, Bathroom and Ensuite to the Master Bedroom. There is an additional Summerhouse/Outbuilding used as an Art Workshop. Viewing is strongly recommended.

£500,000

72 Leicester Road, Sharnford, LE10 3PR
Entrance Hall
4’1 x 6’8 (1.24m x 2.03m)
With a timber door to the side aspect, with double glazed side panelling, leading into the hallway with further door proceeding into the Lounge.

Lounge
17’7 x 15’ overall (5.36m x 4.57m overall)
Two timber framed double glazed sash windows to the front elevation, this extensive sitting room is a focal point of the house, with a nearly full width Inglenook style stone fireplace housing an open fire with an exposed timber beam over, and further exposed wooden ceiling beams and wooden flooring. Radiator, and TV aerial point.

Dining Room
13’8 x 11’1 (4.17m x 3.38m)
Timber framed double glazed sash windows to the front elevation, with exposed wooden flooring, a recessed cast fireplace, radiator, and decorative dado rail.

Study / Utility Area
12’7 x 9’1 overall (3.84m x 2.77m overall)
With double glazed windows to the side and rear aspect. This room is attired to be a Study area, and on the rear wall are base level units, with an inset Belfast style sink, plumbing for a washing machine, and a wall mounted Glow Worm central heating boiler. Slate tiled flooring, and access through to:

Downstairs w.c
Having a low level w.c., and tiled flooring.

Kitchen
13’9 x 10’2 (4.19m x 3.10m)
Fitted with a farmhouse style range of wall and base level units and drawers with wooden working surfaces over and tiled splashbacks. There is an inset Belfast style sink, feature Aga stove, there is also an electric oven and hob and plumbing for a dishwasher. With exposed wooden flooring, and double glazed wooden frame windows to the side and rear elevations.

Rear Hallway
With a timber door to the rear elevation, and wooden oak flooring, a wooden tread staircase with spindled balastrade.

Landing
Double glazed window to the rear aspect.

Master Bedroom
16’7 x 12’7 overall (5.05m x 3.84m overall)
Double glazed sash wooden frame window to the front elevation, with radiator, loft access hatch and exposed wooden flooring.

Ensuite
7’4 x 6’10 (2.24m x 2.08m)
Having a refitted but traditional style white three piece suite comprising a low level w.c, wash hand basin, and a shower in a corner shower cubicle, having tiling and splashbacks, and slate tiled flooring. A radiator, wooden display shelf and a double glazed window to the side aspect.

**Bedroom Two**
**13’8 x 14’9 (4.17m x 4.50m)**
Double glazed sash wooden frame window to the front elevation, with radiator, and exposed wooden flooring.

**Bedroom Three**
**13’4 x 9’7 (4.06m x 2.92m)**
Double glazed window to the elevation, a built in double airing cupboard, with radiator, and a wash hand basin.

**Bathroom**
**12’7 x 7’6 (3.84m x 2.29m)**
Also having a refitted white suite comprising a low level w.c and wash hand basin, and a freestanding bath with a shower fitting off of the central taps. With half wood panelling, and exposed wooden flooring and ceiling beam. A traditional school look radiator, and double glazed window to the rear aspect.

**Outside**
The gardens and plot are a real feature of the property. There is a large gravelled driveway accessible from Chapel Lane offering extensive off road parking for numerous vehicles and leading to a : DETACHED DOUBLE GARAGE. A brick built pitched roof garage, with two up and over doors.
There is a block paved footpath which proceeds down to the rear of the house, and also has sidewalks leading to a secret seating garden towards the back corner of the plot, with established shrub bays, with slate borders to the block paved walkway. There is a TIMBER AND GLASS SUMMERHOUSE which is used as an art workshop or studio, and has a secluded and ideal artistic setting.
Further extensive planting alongside the block paving leads onto originally a STABLE BLOCK. With two stable doors leading into two stables, both with an additional frontage window. These are these days, properly cleaned and used as Utility Outhouses.

There are two timber gated accesses from the frontage, which lead onto the rear courtyard adjacent to the house. There is a wooden sleeper edging to this patio and courtyard and the footpath leading onto the main lawns on one side of the footpath, and the flower and shrub borders to the other.
The lawns are also edged with really well stocked flower and shrub borders and arrangements, and lead up to a small ornamental pond.
Viewing of the garden and plot is considered an essential part of the viewing.

**Directions**
Leaving Hinckley along the main Sapcote Road to proceed out of Burbage, turning right just after passing the last houses on Sapcote Road onto Aston Lane, proceeding into Aston Flamville, and onwards through the village towards Sharnford. Upon entering the village of Sharnford still on Aston lane, turn left onto Leicester Road, continue to proceed past the village hall, and up the small incline and the property is situated on the left hand side. For SATNAV users please enter the post code LE10 3PR.
The parking area is located directly at the rear of the house off of Chapel Lane. With a long driveway leading up to the Detached Double Garage.

These particulars, whilst intended & believed to be accurate are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give any representation or warranty in respect of the property.