

Lavender Cottage, 3 Harborough Road, Clipston, LE16



Offers Over £500,000

Located in the sought after picturesque village of Clipston, just 10/15 minutes drive from Market Harborough town is this beautiful, period cottage, fresh-faced with a brand new white render. Accommodation has been generously extended and altered over the years to provide spacious and extremely stylish interior that must be seen in person to be appreciated. It briefly comprises entrance porch, hallway, lounge, family/sun room, dining room, breakfast kitchen and ground floor shower room. To the first floor there's a landing with study area, three double bedrooms, and a stunning 16'9" bathroom with luxury five piece suite. Outside the property benefits from a driveway leading to a single garage and to the rear of the property there is an attractive low-maintenance courtyard style garden.

Entrance Porch



Opaque UPVC double-glazed front entrance door with windows to both sides. Timber front door through to hallway.

Hallway



Opening through to lounge.

Lounge 12'9" x 9'3" (3.89m x 2.82m)



UPVC double-glazed window to front. Column radiator. Cast iron fireplace.

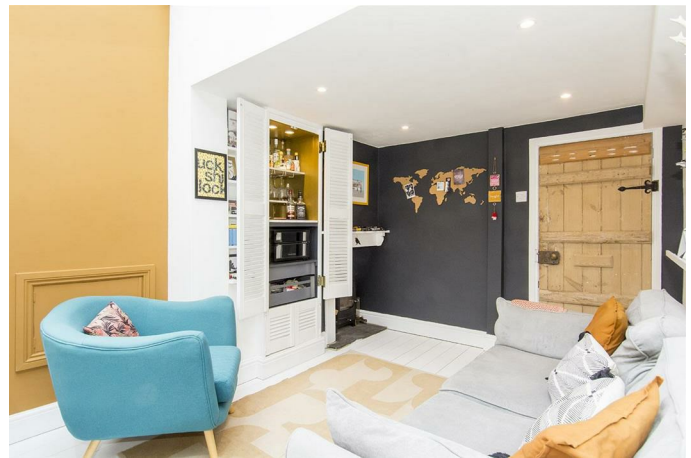


ADAMS & JONES

Family/Sun Room 17'0" max / 8'4" min x 13'4" max
(5.18m max / 2.54m min x 4.06m max)



Aluminium double-glazed roof. UPVC double-glazed French doors to rear. Log burner. Concealed space and plumbing for washing machine and dryer. Vertical column radiator.



Dining Room 11'5" x 9'7" (3.48m x 2.92m)



UPVC double-glazed windows to front and side aspects. Slate tiled floor radiator.



Service without compromise

Breakfast Kitchen 16'4" x 10'7" (4.98m x 3.23m)



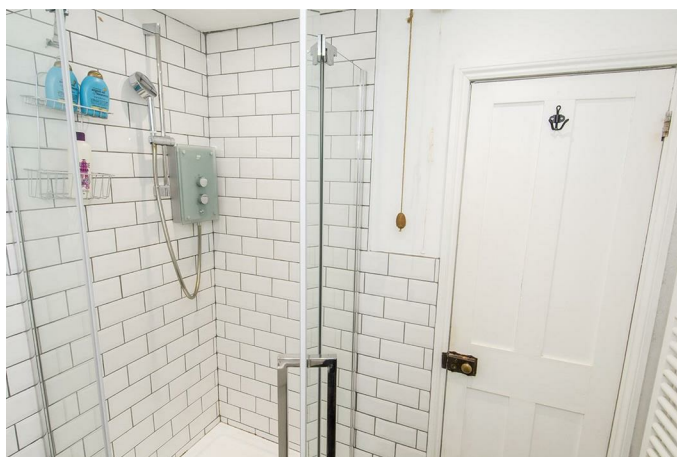
UPVC double-glazed window to rear. UPVC double-glazed side entrance door with side light. Fitted range of wall and floor mounted units with timber worktops and Belfast style sink inset. Integrated fridge. Integrated dishwasher. Ceramic hob with extractor hood over. Double electric oven recessed into the wall. Space for fridge/freezer. Slate tiled flooring.



Ground Floor Shower Room



WC. Wash hand basin. Shower cubicle with electric shower. Half tiled walls. Feature tiled floor. Heated towel rail.



Landing

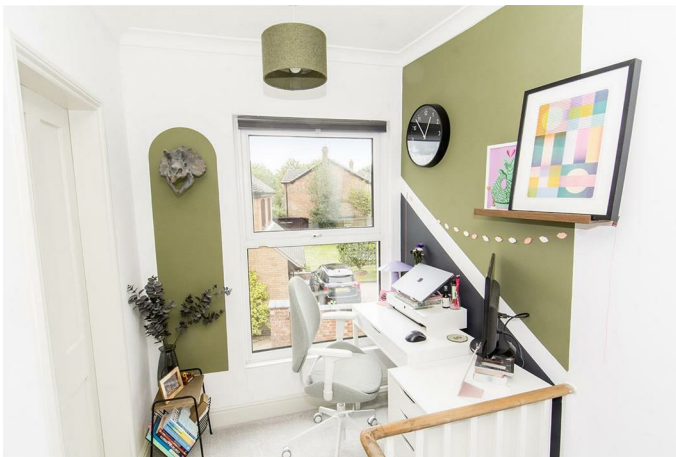


Incorporating study area. UPVC double-glazed window to front. Two loft access hatches.

Bedroom One 15'2" x 10'4" (4.62m x 3.15m)



UPVC double-glazed window to side. Double-glazed Velux window to rear. Built in wardrobe. Vertical radiator.



Bedroom Two 12'6" x 9'7" (3.81m x 2.92m)



UPVC double-glazed window to front. Cast iron fireplace. Exposed timber floor boards. Column radiator.



Bedroom Three 12'0" x 9'8" (3.66m x 2.95m)



UOVC double-glazed windows to front and side. Radiator.



Bathroom 16'9" x 6'2" (5.11m x 1.88m)



Two UPVC double-glazed windows to rear. Five piece bathroom suite comprising; double wash hand basins over storage unit, WC, walk in shower and free standing bath tub with mixer tap over. Extractor fan. Spotlights to ceiling. Tiled splash backs and flooring. Heated towel rail.



Front



Driveway providing off road parking for approximately three cars. Walled front garden. Opening through into the courtyard style rear garden and garage.



Garage 15'0" x 8'1" max internal measurements (4.57m x 2.46m max internal measurements)



Up and over vehicle access door. Two single-glazed windows to the side and one to the rear.

Courtyard Style Rear Garden



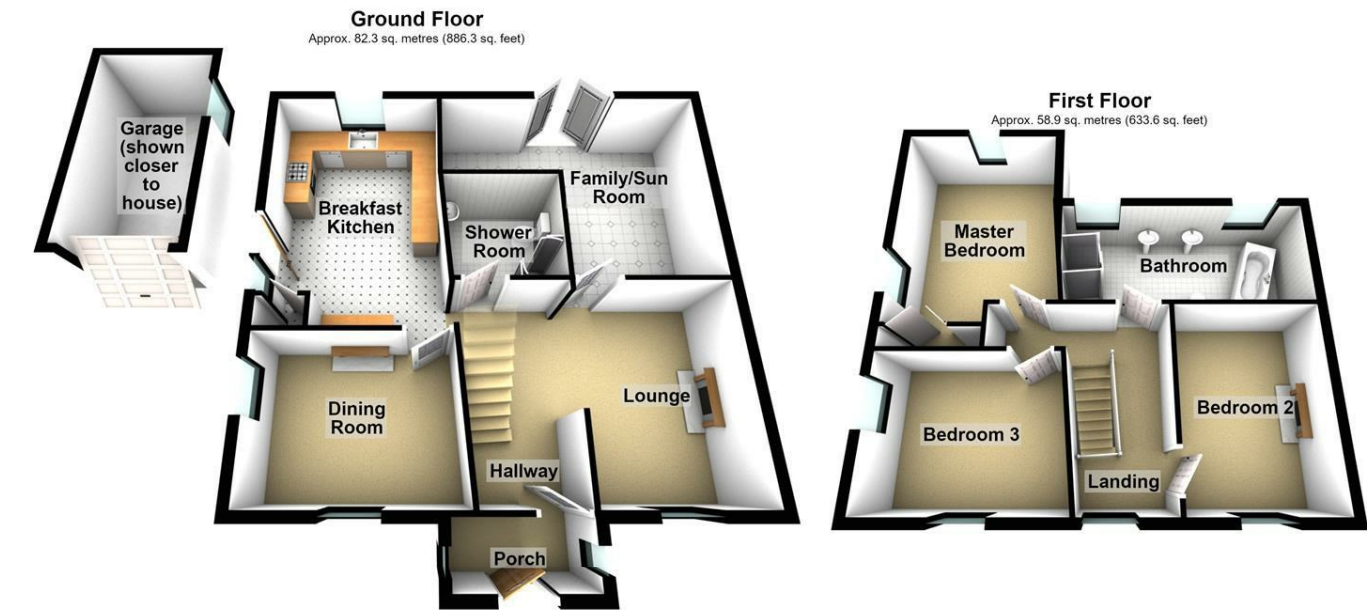
Brick and block paved flooring with raised timber edge plant boarder enclosed by brick walling to one side and the rear. Outside power point.



Note for Prospective Buyer

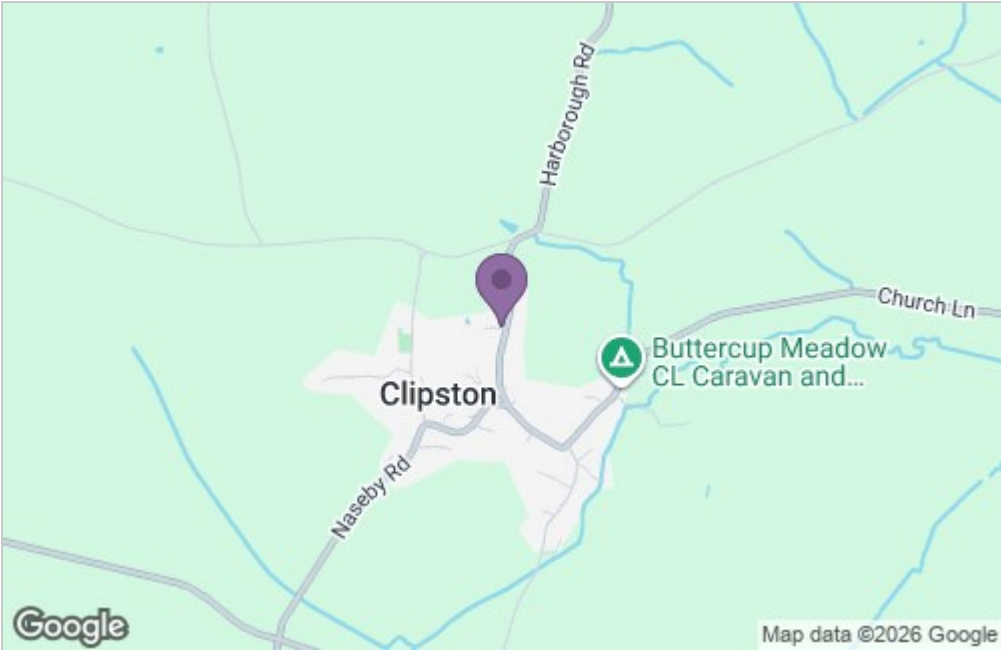
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

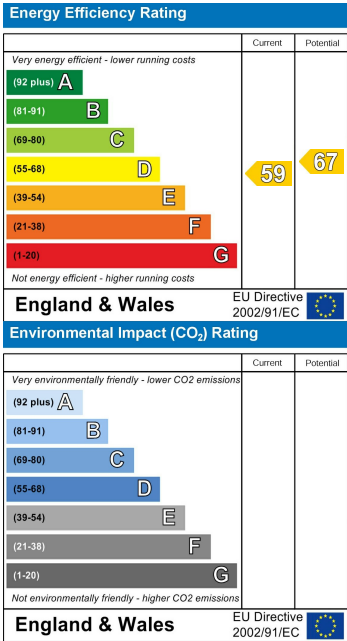


Total area: approx. 141.2 sq. metres (1519.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise