



**Woodbine Cottage Woodville Road  
Hartshorne, DE11 7ET  
£279,950**

## Woodbine Cottage Woodville Road, Hartshorne, DE11 7ET

Looking for village life? Then this gem of a home is for you, located in our much loved village of Hartshorne!! A TRULY SUPERB TWO DOUBLE BEDROOM CHARACTER COTTAGE offers the perfect blend of character, charm and modern living, with a delightful above averaged sized rear garden, perfect for entertaining with family and friends. Ideal for Commuters – conveniently located for Nottingham, Derby, Ashby-de-la-Zouch, the M42 and M1. Lovingly maintained and beautifully presented by the current owners, this charming home is ready for its next chapter. Council Tax B - EPC - E Rating. Early viewing is strongly recommended to fully appreciate the character, quality and wonderful village setting this home has to offer. CALL US TODAY!

- Superb Character Cottage
- Highly Desirable Location, village life
- 2 Reception Rooms
- Great sized garage plus plenty of storage
- Great walks close by & amenities
- With a delightful rear garden
- Fitted Kitchen & Separate Utility/WC
- Two Double Bedrooms, Family bathroom
- Conveniently situated for the commuter
- HURRY TO VIEW - Call us today!!



## Location

The village of Hartshorne is extremely sought after, providing some local amenities, a village hall, Church of England Church together with the Cricket Ground and Recreation Ground which is situated just around the corner. plus two Public Houses and a B & B and for relaxing with family there are various works available showing the outstanding beauty of the countryside. There is a village primary school and excellent local private education includes Manor House School at Ashby de la Zouch, Foremark Hall Preparatory School and Repton School. There is a post office facility every Tuesday for 2 hours located at the Dethick Hall in Manchester Lane. The city of Derby lies approximately 12-miles to the North and Burton upon Trent some 6-miles to the East. The location is highly convenient for the A38 dual carriageway, the M1 motorway and other East Midlands Centres including the Airport.

## Accommodation - Ground floor

PVCu entrance door provides access to the;

### Front Reception Room

11'6" x 11'0" (3.51 x 3.35)

A particular feature of this room is the fire surround with raised hearth and open fire. Decorative ceiling rose, radiator, double glazed window overlooking the front aspect and exposed floorboards. Fitted feature dado rail and coving to ceiling. Half glazed door leading to the;

### Rear Living room

11'6" x 15'4" (3.51 x 4.67)

With wide staircase leading to first floor. A feature of this room is the inglenook fireplace with multi-fuel wood burning stove. This room is light and airy with double glazed window to side and rear elevations and alcove. Door leading to;

### Fitted bespoke Kitchen

12'9" x 6'3" (3.89 x 1.91)

Having an extensive range of cream wall wood panelled units with ample woodblock work surfaces over and inset Belfast sink. Radiator, double glazed window to both the side and rear which overlooks the rear garden. Tiled floor, door leading to;

## Utility/Downstairs WC

With radiator, window to side and plumbing for an automatic washer and appliance space.

## First Floor and Landing

### Double Bedroom One

11'5" x 11'0" (3.48 x 3.35)

Having PVCu double glazed window to front elevation. Cast iron fireplace, radiator and dado rail.

### Double Bedroom Two

12'1" x 11'6" (3.68 x 3.51)

The present owners use this room as the Master Bedroom having double glazed window overlooking the delightful rear garden, fireplace, useful walk-in wardrobe with hanging rail.

## Modern first floor family bathroom

(This bathroom is accessed via Bedroom Two) The bathroom is approached by having steps down. Having modern contemporary three piece white suite comprising of bath with fitted electric shower, pedestal wash hand basin and low level WC. Concealed recessed lighting, access to roof void and attractive tiling to walls. Opaque double glazed window to the side elevation.

## Outside

The property stands back from the road on an above average sized plot. Having off-road parking for two vehicles and gravelled driveway which leads to the double garage with power and light supply. Gate provides access to the enclosed delightful rear garden which comprises of a raised decked patio area and leads to the side service door of the garage. The garden is a superb feature of the property and is ideal for entertaining and for children with it being fully enclosed and being laid to lawn with shaped flower borders providing a variety of colour. There are fruit trees and raised vegetable beds.

## Services

Water, mains oil and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

## Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

## Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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9.00 am – 5.30 pm Monday - Thursday

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9.00 am – 2.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

## Measurements

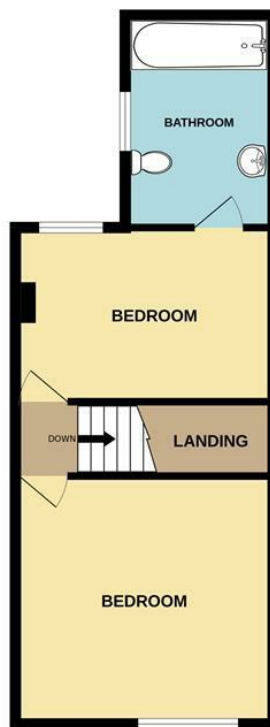
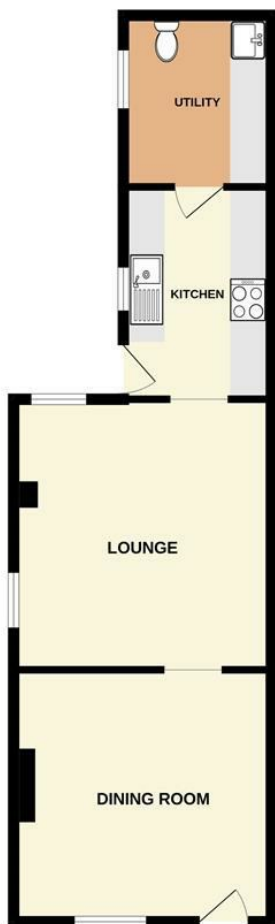
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

## Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

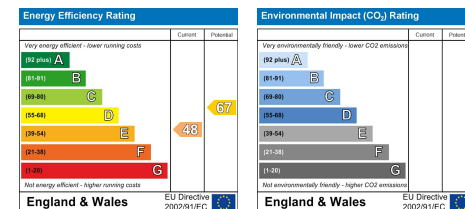
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## Directions

The property is best approached by entering the village of Hartshorne along Ticknall Road (A514). Proceed for some distance which then runs in to a continuation Main Street, Hartshorne. On passing the Church and The Bulls Head Public House on the left hand side, the property is situated on the right hand side clearly denoted by our distinctive red "For Sale" board. LOCATION: The village of Hartshorne is extremely sought after providing some local amenities, a village hall, Church of England Church together with the Cricket Ground and Recreation Ground which is situated just around the corner. There is a village primary school and excellent local private education includes Manor House School at Ashby de la Zouch, Foremark Hall Preparatory School and Repton School. The city of Derby lies approximately 12-miles to the North and Burton upon Trent some 6-



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## COUNCIL TAX

Band: B

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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