



WHITE COTTAGE, BELL LANE, BURTON OVERY, LE8 9DB
NO CHAIN £375,000

ANDREW GRANGER & CO

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A delightful 3 bedroomed 250 year old cottage of immense charm and character, including a self-contained one bedroomed two storey annexe/home office located to the rear of the courtyard garden, situated within the picturesque and highly sought after south east Leicestershire village of Burton Overy. NO CHAIN!!

This former public house has been beautifully renovated, retaining a wealth of period features, built predominantly with rendered elevations beneath a graduated Swithland slate roof to the front with distinctive circular chimney stacks, and includes an entrance hall with fitted cloakroom/wc off, spacious living room with two sash windows to the front with wooden shutters, attractive open fireplace and bespoke furniture. The kitchen is beautifully appointed with granite working surfaces and recessed pantry/utility room.



On the upper floor off a central landing are two double bedrooms with built-in cupboards, and a superbly appointed bathroom with roll edged bath and separate shower cubicle.

To the rear of the cottage is an enclosed courtyard garden with timber garden shed and a superb self contained annexe/home office with its own central heating system, approached via a sun room enjoying a southerly aspect, small sitting room, inner hallway off which is a fitted shower room/wc. On the upper floor there is a double bedroom with recessed store cupboard.

An internal inspection is essential to appreciate the character and many unique features of this charming character cottage.

LOCATION

The highly sought after south east Leicestershire village of Burton Overy is surrounded by attractive open countryside, and yet lies only a short distance from the city of Leicester and the local facilities in the nearby village of Great Glen which includes a variety of shops including a Co-op store, delicatessen and post office, and there is also a doctors surgery, public houses and restaurants and recreational facilities. Great Glen has a primary school, Stoneygate Preparatory School and Leicester Grammar. Burton Overy has a fine parish church, village hall and public house. For the commuter, the A6 provides access to Leicester and Market Harborough, both of which have mainline rail services to London St Pancras. The M1 is accessible at Junction 21 and the A14 lies to the south.



ACCOMMODATION IN DETAIL

With the benefit of gas fired central heating and a mix of double glazing and secondary glazing, the beautifully presented accommodation comprises:

GROUND FLOOR

ENTRANCE HALL

Multi pane glazed entrance door with matching side screen, wooden flooring with mat well, cast iron railing, cloaks recess with radiator and small shuttered window, oak braced & latched doors off.

CLOAKROOM/WC

Stylishly appointed white suite comprising wash hand basin with chrome mixer tap over, low flush wc, double glazed window with wooden shutter, radiator and half tiled walls.

LIVING ROOM 23'5 x 13'3 (7.14m x 4.04m)

Two multi pane glazed sash windows to front with wooden shutters, two radiators, attractive fireplace with polished wood surround and slate hearth, bespoke built-in furniture including a TV display plinth with double cupboard beneath, glazed display cabinet with double cupboard beneath, side window.

KITCHEN 10'3 max x 10'9 (3.12m max x 3.28m)

With quarry tiled floor and beamed ceiling, the kitchen is beautifully appointed with a range of base and wall cupboards with chrome handles, granite working surfaces with ceramic tiled surrounds, white enamelled sink unit with central waste bowl and chrome mixer tap over, electric double oven Aga with chromed hotplate available by separate negotiation, electric ceramic induction hob, wine rack, ceiling spotlights, double glazed window to rear and double doors leading through to:

PANTRY/UTILITY ROOM 6' x 4' (1.83m x 1.22m)

Fitted with open shelving, working surface, tall cupboard, quarry tiled floor, small obscured window to rear, plumbing facilities for washing machine and dishwasher.

FIRST FLOOR

LANDING

With feature wooden flooring, multi pane glazed window to rear, braced & latched doors off.

BEDROOM ONE 13'3 x 12'2 (4.04m x 3.71m)

With windows to two elevations, exposed A frame, radiator, telephone point, built-in range of pine fronted wardrobes with cupboards over.



BEDROOM TWO 11'x 9'9 (3.35m x 2.97m)

Multi pane glazed window to front with secondary glazing, radiator, old recessed double cupboard with stripped pine doors.

BATHROOM 10'7 x 8' (3.23m x 2.44m)

Quality white suite comprising four piece suite including roll edged bath on chrome feet, fully tiled shower cubicle with glazed sliding door, large fixed chrome shower head and adjustable hose, extractor fan, wash hand basin within cabinet surround, tiled surrounds, double glazed window to rear with wooden shutters, tall chrome heated towel radiator.

OUTSIDE

The property is approached via double wooden gates and an enclosed brick walled side entrance over which next door has a right of way. A gate leads through to an attractive enclosed courtyard garden with brick block paved patio area, walled and fence surrounds, timber garden shed (the summer house is excluded), pebbled water feature and rose bed.

ANNEXE/HOME OFFICE

Built of brick and slate construction, this converted outbuilding benefits from its own gas fired central heating system and double glazed windows, and offers excellent flexibility.

SUN ROOM 15'9 x 5'8 (4.80m x 1.73m)

Enjoying a southerly aspect having double glazed windows, double entrance doors, two skylights and a side window creating an abundance of natural light. Solid white oak flooring and radiator.

SITTING ROOM 11'1 x 6'5 (3.38m x 1.96m)

With wooden flooring, small obscured window to rear, tubular radiator.

INNER HALL

With staircase off, radiator, plumbing facilities for tumble drier, space for fridge, black & white tiled floor, pine door leading through to:

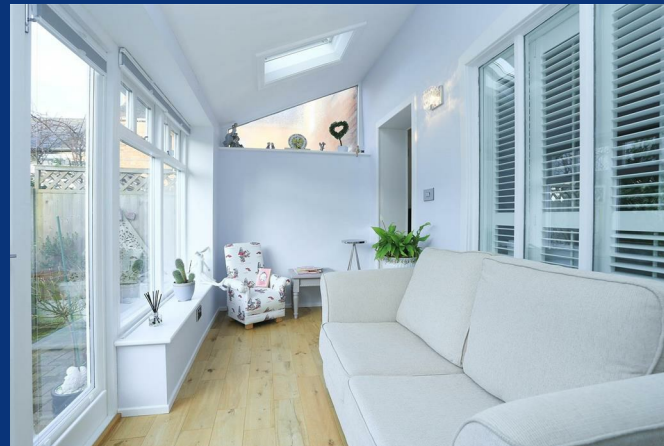
SHOWER ROOM 7' x 5' max (2.13m x 1.52m max)

With restricted head height, having a fully tiled shower cubicle, wash hand basin, low flush wc, black & white tiled floor and tiled walls, ceiling spotlights, extractor fan and radiator.

FIRST FLOOR

DOUBLE BEDROOM 12'1 x 9'5 (3.68m x 2.87m)

With high panelled ceiling, painted brick walls, two radiators, double glazed window and recessed store cupboard.





ENERGY PERFORMANCE CERTIFICATE

EPC Rating E.

COUNCIL TAX

Council Tax Band D. For further information contact Harborough District Council 01858 828282

STAMP DUTY from 23rd September 2022

Normal Rate

Up to £250,000 - 0%

£250,001 to £925,000 - 5%

£925,001 to £1.5 million – 10%

Over £1.5 million – 12%

First Time Buyers

UP to £425,000 – 0%

£425,001 to £625,000 – 5%

Homes above £625,000 - Normal rates apply

You usually pay 3% on top of these rates if you own another residential property. It is recommended buyers check Stamp Duty rates for their particular situation on the government website: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>

MONEY LAUNDERING

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.





Ground Floor

Floor Area (Gross Internal) 51.0 sq. m. (549 sq. ft.) approx

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First Floor

Floor Area (Gross Internal) 39.0 sq. m. (420 sq. ft.) approx

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Ground Floor

Two Storey Ancillary Building

Floor Area (Gross Internal) 36.0 sq. m. (388 sq. ft.) approx

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