



Aberdeen Cottage

Bull in the Oak

- Charming barn conversion
- Well maintained with a bright and airy feel
- L-shape design spacious sitting room
- Kitchen diner with direct access to gardens
- Timber framed feature fireplace
- Recently fitted four-piece family bathroom
- Landscaped gardens with low maintenance
- Potential for extending subject to the necessary permissions
- EPC Rating D / Council Tax Band D / Freehold

Nestled in the charming Bull in the Oak this delightful detached house Aberdeen Cottage offers a perfect blend of comfort and convenience. Spanning an impressive 1,074 square feet, the property features a well-appointed reception room that provides an inviting space for relaxation and entertaining guests.

The home boasts two spacious bedrooms, ideal for a small family or those seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

One of the standout features of this property is the ample parking space, accommodating up to four vehicles, which is a rare find in such a desirable location.

Aberdeen Cottage is not just a house; it is a place where you can create lasting memories. With its appealing layout and practical amenities, this property is perfect for anyone looking to settle in a tranquil yet accessible neighbourhood. Whether you are a first-time buyer or seeking a serene place to call home, this charming residence is sure to meet your needs. Do not miss the opportunity to make this lovely house your own.





General Description

Alexanders of Market Bosworth are delighted to introduce to the market Aberdeen Cottage, a charming barn conversion in a sought-after location on the edge of the revered Market Bosworth.

Accommodation

This charming property has been lovingly maintained over a number of years with a deceptively spacious, bright and airy feel. Featuring beautiful, vaulted ceilings, exposed beams, and finished with lovely flooring throughout. The property is nestled within a courtyard of converted former barns with a gravel drive to the front providing off-road parking for three vehicles and access to an integrated garage and EV charger. The front gardens are laid mainly to lawn and have wonderful flower beds.

The entrance hall leads to a beautifully finished kitchen diner flooded with natural light and direct access to gardens. The sitting room is in a generous L-shaped design with timber framed feature fireplace and snug area having French doors onto gardens.

There are two double bedrooms and a recently fitted four-piece family bathroom.

To the rear of the property is a low maintenance garden landscaped with a patio laid to flagstone with several raised sleeper beds stocked with tulips, vegetation and herbs. Due to its' plot size the property offers potential to create further living accommodation subject to the necessary planning permission.



Location

This idyllic retreat is situated a just a short distance from the historic Market Bosworth, surrounded by sprawling countryside, and a wonderful array of independent shops and eateries. There is a farmers' market held in the market place every month, and the neighbouring villages provide an excellent selection of pubs.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure

Freehold.

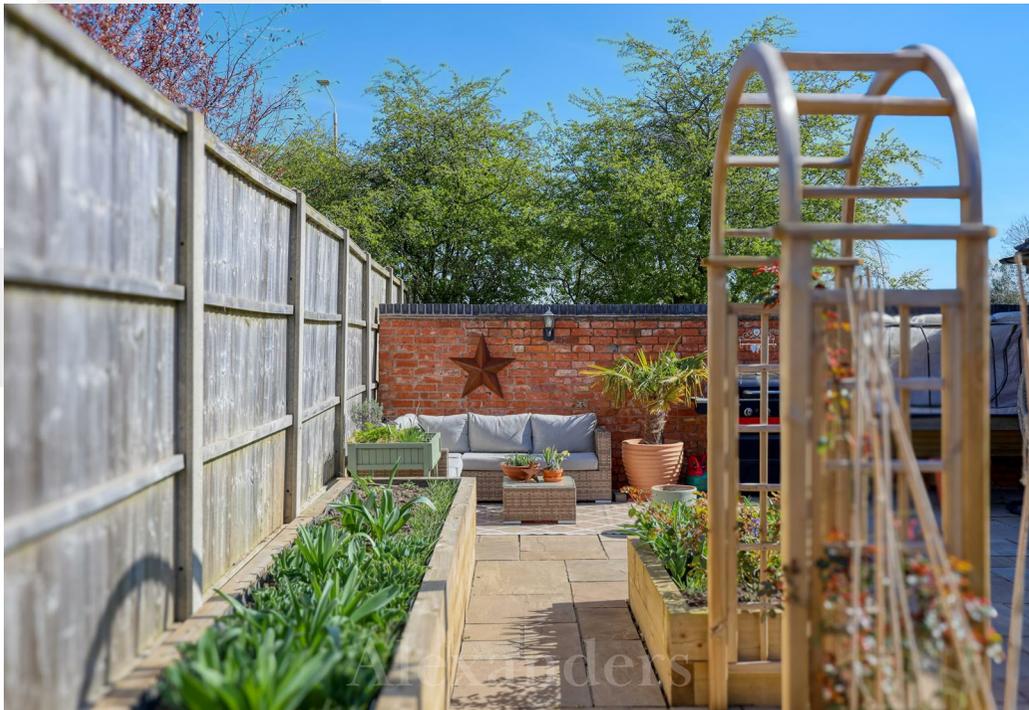


Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leicester, LE10 0FR (Tel: 01455 238141). Council Tax Band D.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.



Services:

The property is connected to mains gas, electricity, water, and drainage.

Drainage is via a sewage treatment plant installed in 2022. It is shared with one other property.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Prospective purchasers should be aware that if the private drainage system requires upgrading or replacement, it is assumed that all associated costs have been factored into any offer made. These costs will remain the responsibility of the purchaser. Interested parties are advised to carry out their own investigations, as no further information will be provided by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

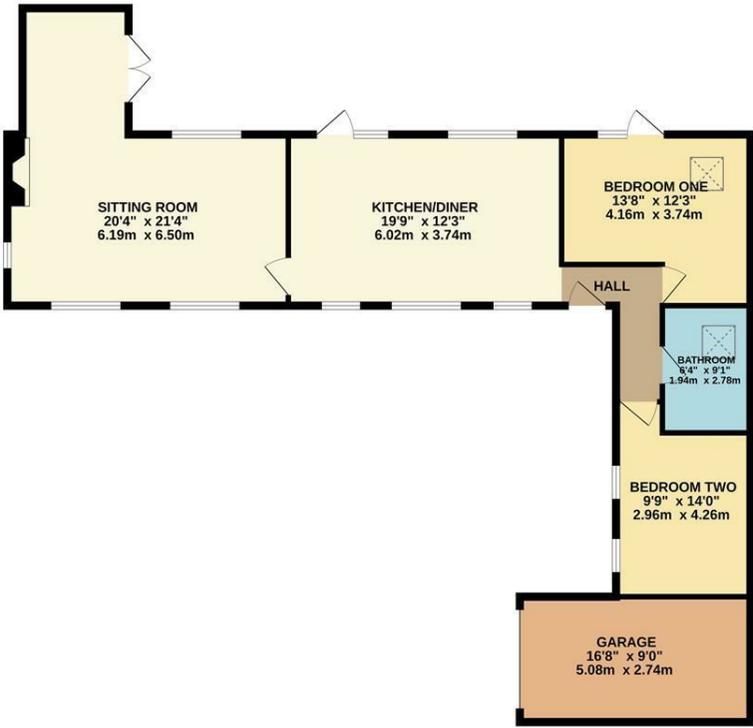
Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

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

GROUND FLOOR
1074 sq.ft. (99.8 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 sq.m.) approx.
While 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(39-54) E			
(21-38) F			



