Alexanders
MarketMakers.

Main Street
Newtown Linford

- Charming stone and thatched village cottage
- Beautifully renovated throughout
- Wealth of original character and charm
- Stylish kitchen with Rangemaster cooker
- Dual-aspect sitting room with feature fireplace
- Two generous double bedrooms
- Beautifully landscaped front and rear gardens
- Sought-after Newtown Linford location
- EPC Rating D / Council Tax Band D / Freehold

Alexanders offer to the market this beautifully presented two bedroom stone and thatched cottage, thoughtfully renovated to an exceptional standard whilst retaining a wealth of character and charm. Situated in the highly desirable village of Newtown Linford, this unique home seamlessly blends traditional cottage features with stylish contemporary living.

Offering a rare combination of period charm, modern comfort and versatile living space, this delightful cottage is arranged over two floors and comprises an inviting entrance hall, a spacious dual-aspect sitting room with bespoke fitted storage and a feature gas fireplace, a beautifully appointed kitchen with a Rangemaster cooker and Belfast sink, a practical utility room, and an impressive extended dining/snug room enjoying wonderful views over the gardens. A convenient ground-floor WC completes the accommodation. To the first floor are two double bedrooms, alongside a modern family bathroom finished to a high standard.

Occupying an attractive corner plot, the property enjoys beautifully maintained gardens to both the front and rear, with a variety of private seating areas ideal for outdoor dining and entertaining. A particular highlight is the bespoke, fully insulated home office with power and lighting, providing an excellent space for home working. Further benefits include a garage and off-road parking for three vehicles.

Location:
Newtown Linford is one of Leicestershire's most sought-after villages, nestled on the edge of the picturesque Charnwood Forest and renowned for its charming village atmosphere. The village offers an excellent range of amenities, including a highly regarded primary school, local shops, traditional public houses and a parish church, whilst being perhaps best known for its close proximity to Bradgate Park. This historic deer park provides miles of scenic walking routes and breathtaking countryside, making the area particularly appealing to those who enjoy outdoor pursuits. Despite its idyllic rural setting, Newtown Linford enjoys excellent connectivity to Leicester, Loughborough and the M1 motorway, offering convenient access for commuters and those travelling further afield.

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:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band D.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

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

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

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.

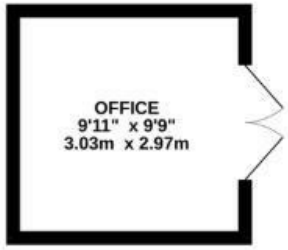
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.



TOTAL FLOOR AREA : 1161 sq.ft. (107.8 sq.m.) approx.

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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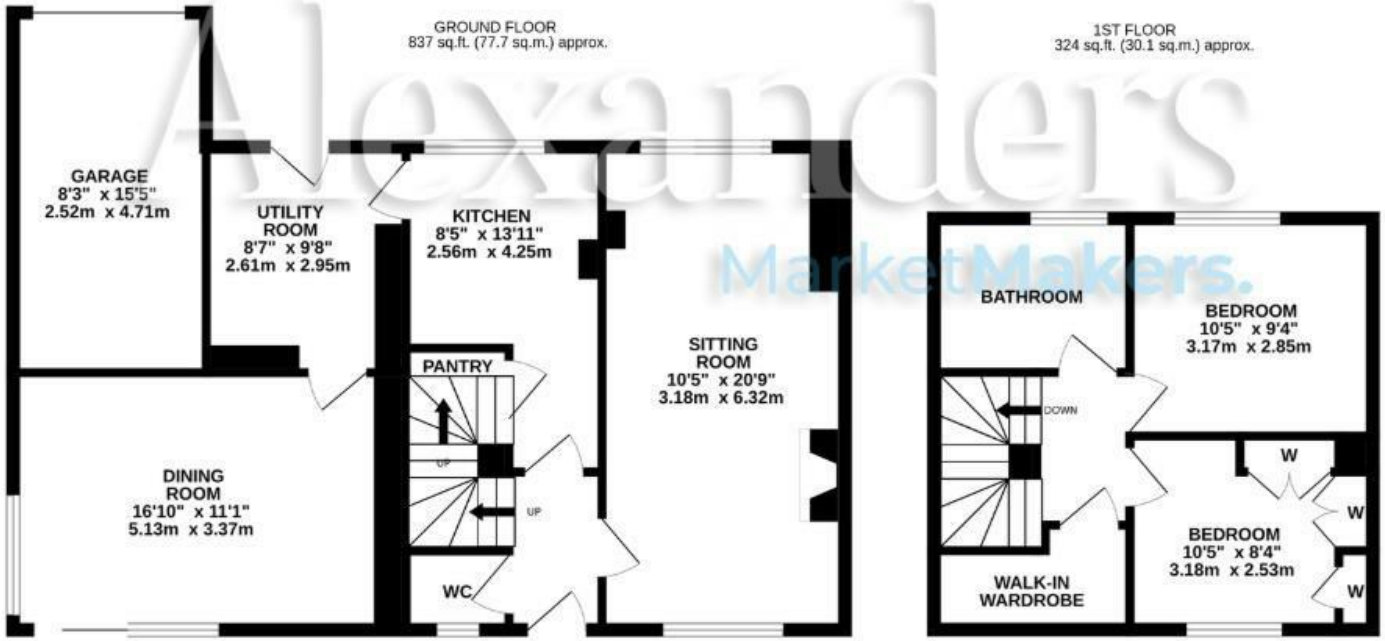

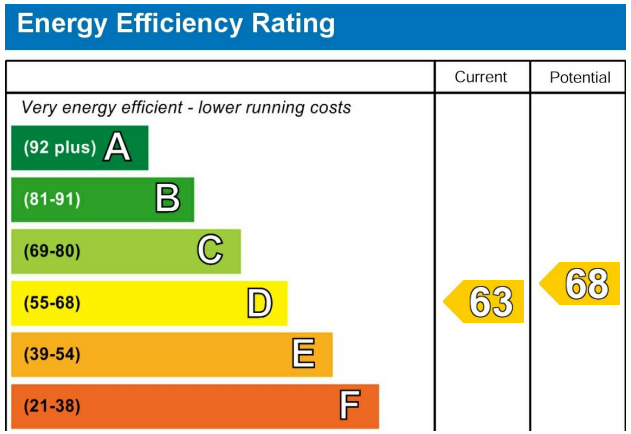

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