



**HENDERSON
CONNELLAN**
ESTATE AGENTS

1 Church Street, Wilbarston

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“Where Old Meets New!”

After undergoing extensive renovation throughout, this charming stone built two bedroom detached cottage offers the perfect blend of character features and a high quality modernised finish, with the benefit of a detached garage, generous driveway and elevated views to the rear elevation!

Finished to an exceptionally high standard benefitting from a re-wire, updated boiler and central heating, a re-plaster, updated uPVC sash windows, a bespoke fitted kitchen and modernised bathroom, a re-built rear extension and a cosmetic upgrade throughout.

Entrance is gained into the extended entrance porch through the solid wood front door with side light window injecting an abundance of natural light. The entrance is finished with travertine stone tiled flooring with electric under floor heating, LED spotlights and ample space for coats and shoes storage.

Beautifully appointed living room featuring deep skirting boards, an exposed timber ceiling beam and an inglenook fireplace with a multi-fuel burner and stone surround. The naturally light space offers a dual aspect with two front to back uPVC sash windows, views of the front and rear gardens and also offering ceiling speakers and a surround sound system.

High quality bespoke kitchen finished to an exceptionally high standard with limestone flooring featuring wet under floor heating, a charming timber ceiling beam and sash window to the front elevation. The ‘Plain English’ fitted kitchen comprises an array of solid wood, hand painted eye and base level units with shaker grooves, a Silestone worktop with up stand, a double Belfast sink with a boiling hot water tap and a free standing ‘Stoves’ cooker with a four ring gas hob. There is also access to a useful under stairs storage cupboard and stairs rise to the first floor.

Separate utility room with continued limestone flooring and under floor heating, an array of additional eye and base level units; a Belfast sink, space for a fridge/freezer and washing machine. There is a stable door that provides access to the garden.

Stairs rise to the first floor landing with a sash window overlooking the rear garden and countryside field views beyond in the far distance.

Two double bedrooms located on the first floor, both with fitted wardrobes. The main bedroom offers a dual aspect, part raked ceilings and an array of wardrobes with sliding doors.

Ground floor bathroom with travertine stone tiling, a traditional heated towel radiator, LED spotlights, and a modern three piece suite. The three piece suite comprises a panel enclosed bath with shower over and screen, a vanity enclosed wash hand basin and a low level WC.

Detached garage with roller front door, side personnel door, power, light and a rear window, offering excellent storage.

Set back from the road, the property features a generous frontage with a gravelled driveway providing off road parking for three cars and access to the detached garage with power and light. There is a paved path that leads to the properties front garden enclosed by a high level hedgerow offering a good degree of privacy, a main lawn and a host of wealth stocked planted borders. The paved path continues to the front porch and there is side access to the rear garden.

The south west facing rear garden is part enclosed by a low level stone wall and benefits from a variety of sections, offering a true cottage garden. There is a paved patio area ideal for seating with timber sleepers enclosing a main lawn, with well stocked planted borders. To one side of the garden are two vegetable patches and to the rear is a shed/greenhouse.





- Entrance Porch - 1.6m x 1.5m (5'3" x 4'11")
- Living Room - 3.86m x 3.61m (12'8" x 11'10")
- Kitchen - 3.84m x 2.54m (12'7" x 8'4")
- Utility - 2.84m x 1.73m (9'4" x 5'8")
- Main Bedroom - 3.89m x 2.95m (12'9" x 9'8")
- Bedroom Two - 2.97m x 2.34m (9'9" x 7'8")
- Bathroom - 2.26m x 1.85m (7'5" x 6'1")



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

