

JASMINE COTTAGE

EAST NORTON, LEICESTERSHIRE



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Jasmine Cottage

Uppingham Road
East Norton
Leicestershire
LE7 9XL

A red brick Edwardian cottage sitting on a corner plot in this popular East Leicestershire village, with ample off-road parking and a garden offering far-reaching views.

Kitchen/Diner | Sitting Room | Dining Room |
Conservatory | Downstairs Bathroom | Three
Bedrooms | Shower Room | Tandem Garage |
Ample Off-Road Parking | Private Rear Garden |
Countryside views |

ACCOMMODATION

Enter the property into the hall via a covered entrance porch where there are stairs rising to the first floor and doors leading to the ground floor accommodation.

The sitting room has a feature fire place with multi fuel burning stove and a bay window to the front. The dining room has a large picture window to the front and useful storage in the alcoves of the chimney breast. There is also a large under stairs storage cupboard currently housing the tumble dryer, washing machine and an extra fridge.

The kitchen is of a contemporary design with tiled floors and wooden work tops. It offers a good range of floor standing and wall mounted cupboards and drawers. The kitchen includes an electric oven with hob and extractor over and space for a tall fridge freezer.

The dining area in the kitchen has a large window to the front and a door into the conservatory and the downstairs bathroom. This bathroom has a panel bath with shower over, low flush WC and wash hand basin.

The ground floor accommodation is completed with a conservatory which gives access to a patio and the garden beyond.

To the first floor the landing gives access to three bedrooms and a shower room. The master bedroom is the largest with built in wardrobes either side of the chimney breast and a window to the side.

The first-floor accommodation is completed with a shower room that has a shower cubicle, low flush WC, wash hand basin and houses the airing cupboard.

OUTSIDE

To the outside, there is ample parking on the tarmac drive with two access points creating an in and out driveway. Also, there is a large single tandem garage with handy storage at the rear.

The garden sits to the back of the house and has a terrace area that drops down to a second section mainly laid to lawn with mature floral and shrub borders and offers far reaching countryside views. The garden is fenced or hedged on all sides providing a good degree of privacy.

LOCATION

East Norton lies just off the A47 between Uppingham and Leicester. The nearby market towns of Uppingham and Oakham both provide schooling of international repute and shopping facilities catering for most day-to-day needs. Market Harborough, Leicester and Peterborough provide more extensive facilities both with a rail link to London St Pancras in a little over an hour.

DIRECTIONAL NOTE

Leave Oakham on Uppingham Road, turn right onto the A6003 and continue along until you reach the Uppingham roundabout. Take the 3rd exit at the roundabout onto the A47 and stay on this road until you reach the signpost for East Norton on your right. You will find Jasmine Cottage in the centre of the village on the corner of Uppingham Road and Loddington Lane.





Jasmine Cottage, Uppingham Road, East Norton LE7 9XL

House Total Approx Gross Internal Floor Area = 1175.31 SQF

Garage Total Approx Internal Floor Area = 296.11 SQF

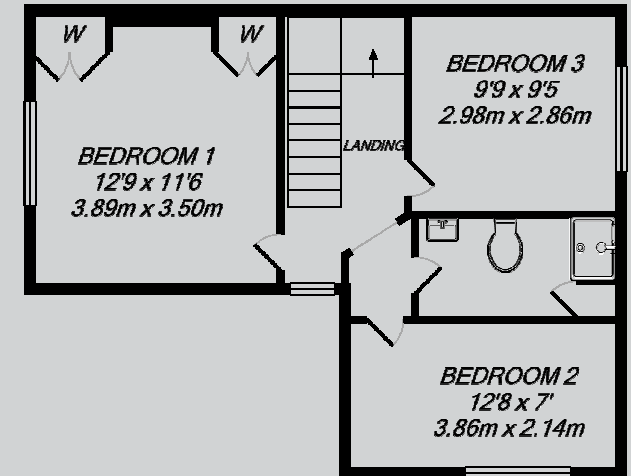
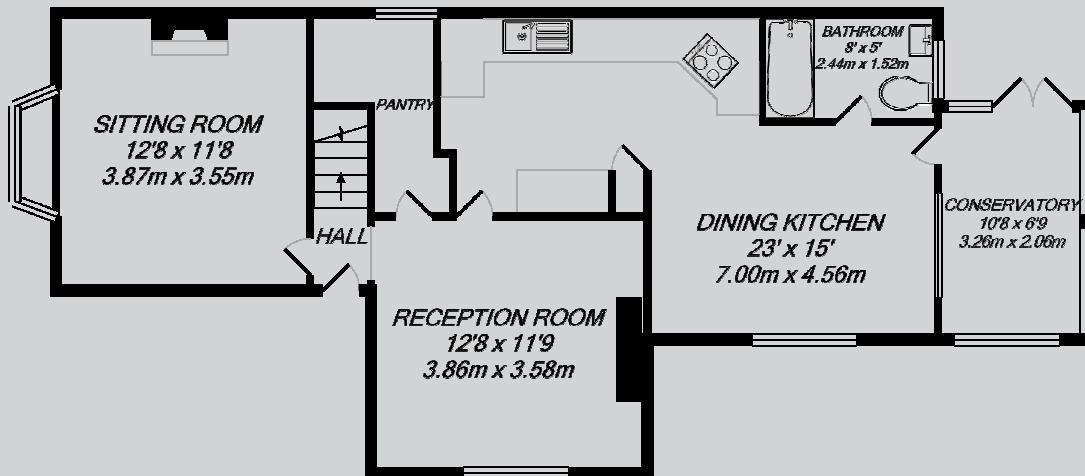
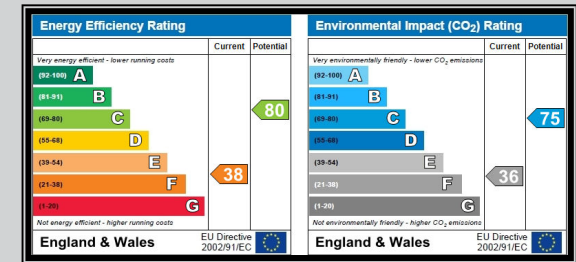
Measurements are approximate, not to scale, illustrative purposes only.

SERVICES & COUNCIL TAX

The property is offered to the market with all mains services & oil central heating. Council Tax Band D.

LEAN TO

GARAGE
26'1 x 9'3
7.96m x 2.82m



JAMES SELICKS

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Measurements and Other Information

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

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