



# Sinclair

Weavers Cottage Cottage Lane, Ulverscroft, Leicestershire, LE67 9PH

Guide Price £550,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)



## Property at a glance

- Charming Detached Character Property
- Approximate 0.5 Acre Plot
- Garaging & Stables Outbuildings
- Council Tax Band\*: G
- Wealth Of Internal Accommodation
- Picturesque Setting, Stunning Views
- Four/Five Reception Rooms
- Price: £550,000

## Overview

\*\* WEAVERS COTTAGE, A DELIGHTFUL AND CHARMING THREE DOUBLE BEDROOM CHARACTER PROPERTY OCCUPYING AN APPROXIMATE HALF AN ACRE PLOT WITH A STUNNING OUTLOOK OVER NEIGHBOURING FIELDS WHILST BEING SITUATED WITHIN A PICTURESQUE SETTING REGARDED AS SOME OF LEICESTERSHIRE'S FINEST COUNTRYSIDE. EXTERNAL FEATURES INCLUDE BEAUTIFULLY LANDSCAPED GROUNDS, DRIVEWAYS AND FURTHER OFF ROAD PARKING FOR MULTIPLE VEHICLES, WHILST HAVING THE BENEFIT OF A SINGLE GARAGE IN ADDITION TO A STABLE BLOCK/TIMBER FRAMED OUTBUILDING \*\* An internal inspection of this home is essential in order to appreciate the extensive accommodation which rises over two floors and that, at a glance, comprises: entrance hall with guest cloakroom/WC, separate dining room, study, modern breakfast kitchen, spacious 20ft living room, snug, utility rooms and a sun lounge all located on the ground floor. Stairs to the first floor offer three double bedrooms complete with fitted wardrobes whilst the master has the benefit of an en-suite. The first floor is concluded by a three piece family bathroom suite. Externally this stunning plot offers a combination of large lawns, patios and planted features. and a number of outbuildings with ample parking available on site. Further benefits include a wealth of character features, wood burning stoves and open fireplaces. The windows are double glazed with a solid fuel heating system and police alerted alarm system. EPC RATING E.

## Location\*\*

Markfield is a popular commuter village situated between Coalville and Leicester, close to junction 22 of the M1 motorway and within both the Charnwood Forest and the National Forest. The village, which is surrounded by easily accessible countryside, dates back to at least the time of the Norman Conquest and is mentioned in the Domesday Book under the name Merchenefeld. It enjoys a wide range of facilities including a primary school, Community Centre, a parish church and chapels, two hotels, public houses, Indian restaurant, Chinese and Indian takeaways, fish and chip shop, and many independent shops together with two supermarkets. Nearest Airport: East Midlands 11.2m. Nearest Train Station: Leicester 8.6m. Nearest Town: Coalville 5.2m. Nearest Motorway Access: J22 M1



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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# Detailed Accommodation

## GROUND FLOOR

### Entrance Hall

With tiled flooring, feature stained glass window, composite front door, storage cupboard and wall mounted light.

### Cloakroom/Wc

With low level Wc, wash hand basin, heated towel rail, tiled flooring and access to cloaks store.

### Dining Room

14'1" x 15'1" (4.29m x 4.60m)

Having dual aspect double glazed window, storage heater and exposed beams.

### Study

11'11" x 8'1" (3.63m x 2.46m)

Having double glazed sliding patio doors on to the garden and storage heater.

### Fitted Breakfast Kitchen

12'9" x 12'11" (3.89m x 3.94m)

Comprising a range of modern wall and base country style kitchen units with complimentary granite worktops, inset sink, half bowl and drainer unit and mixer tap. The integrated appliances include a double oven and grill with a four ring hob and extractor hood over, integrated dishwasher, fridge and granite breakfast bar, tiled flooring and splashbacks, dado rail and radiator.

### Utility Room

9'9" x 8'1" (2.97m x 2.46m)

With range of wall and base units, sink and drainer with mixer tap, quarry tiled flooring, boiler and tiled splashbacks.

### Store Room

8'5" x 6'5" (2.57m x 1.96m)

With double glazed window and connecting door to the dining area.

### Living Room

16'11" x 20'5" (5.16m x 6.22m)

Having dual aspect double glazed windows with sliding doors into the sun lounge, stunning feature marble fireplace surround with open fire, two radiators, exposed beams and wall mounted lights.

### Snug

12'10" 12'0" (3.91m 3.66m)

With double glazed window to the front elevation, French doors opening on to the rear aspect, exposed beams, wall mounted lights, feature fireplace housing a multi fuel burning stove and built in meter cupboard.

### Sun Lounge

17'10" x 8'0" (5.44m x 2.44m)

Having dual aspect double glazed windows with sliding patio door on to the garden, two radiators, feature period fireplace and tiled flooring.

## FIRST FLOOR

### Landing

Giving access to bedrooms and bathroom accommodation.

### Master Bedroom

16'10" x 10'6" (5.13m x 3.20m)

Having dual aspect double glazed windows, comprehensive range of fitted wardrobes, window seat with built in chest of drawers, radiator and ceiling spotlights.

### En-Suite

Consists of a three piece suite comprising corner shower, Wc and wash hand basin, vanity storage, tiled flooring, double glazed window, tiled flooring, spotlights and extractor fan.

### Double Bedroom Two

13'0" x 12'9" (3.96m x 3.89m)

Having double glazed window, radiator and a range of fitted wardrobes including hanging and overhead storage.

### Double Bedroom Three

12'8" x 9'5" (3.86m x 2.87m)

With double glazed window, radiator and a range of fitted wardrobes including hanging and overhead storage.

### Family Bathroom

Consisting of a three piece suite comprising panelled bath with mains shower over, Wc, wash hand basin, part tiled walls, tiled flooring and double glazed window.

## OUTSIDE

The property benefits from beautiful wrap-around landscaped gardens whilst enjoying open views over neighbouring fields.

### Rear Garden

The rear garden is beautifully landscaped providing a sheltered patio area ideal for those who enjoy alfresco dining with open views over a large lawned area with planted borders with its private position afforded by a conifer and hedgerow line boundary along neighbouring fields. An array of planted shrubs and bushes combine complete the setting with side access gates, garden tap and shed. Located within the garden is a summer house and at the rear of the garden is a single garage with additional vehicle access gate.

### Summerhouse

9'8" x 9'8" (2.95m x 2.95m)

Being of double glazed construction with French doors and having the benefit of light, power and heating.

### Single Garage

15'0" x 8'0" (4.57m x 2.44m)

With single up and over door and vehicle access gate from the adjacent lane.

### Workshop/Stables

33'6" max x 13'11" (10.21m max x 4.24m)

Of timber framed construction with large double access doors, two further stable doors, power and light supply.

### Additional Stable/Store

13'0" x 7'5" (3.96m x 2.26m)

With stable access door.

### Off Road Parking

A number of options are available for off road parking on site.

## NOTE

Please note those requiring additional land for equestrian use, we have been advised that the neighbouring land owner may rent out their land for use by separate negotiation.

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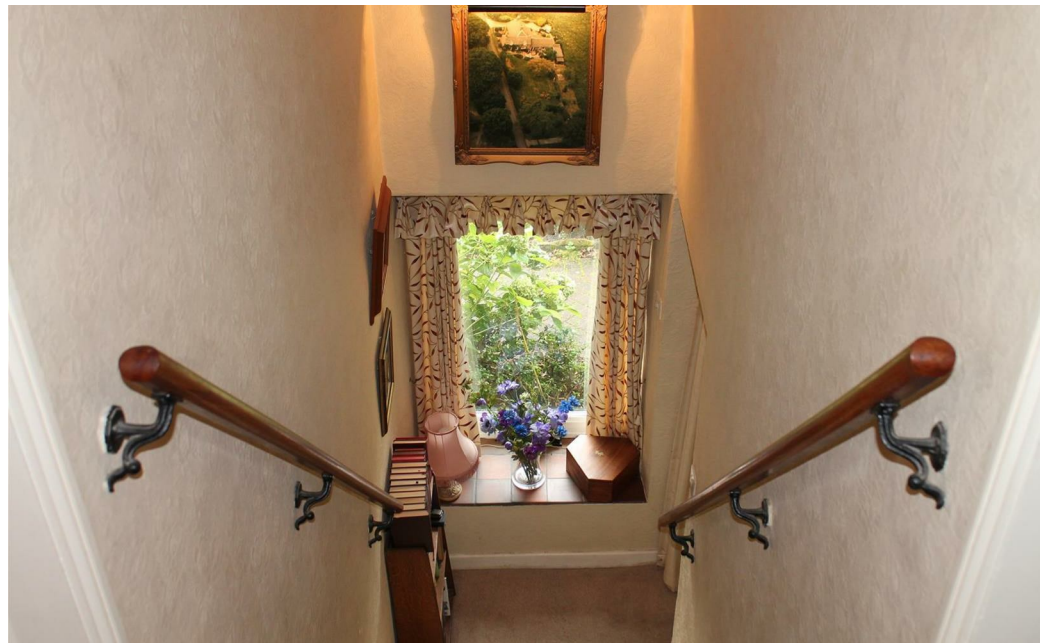
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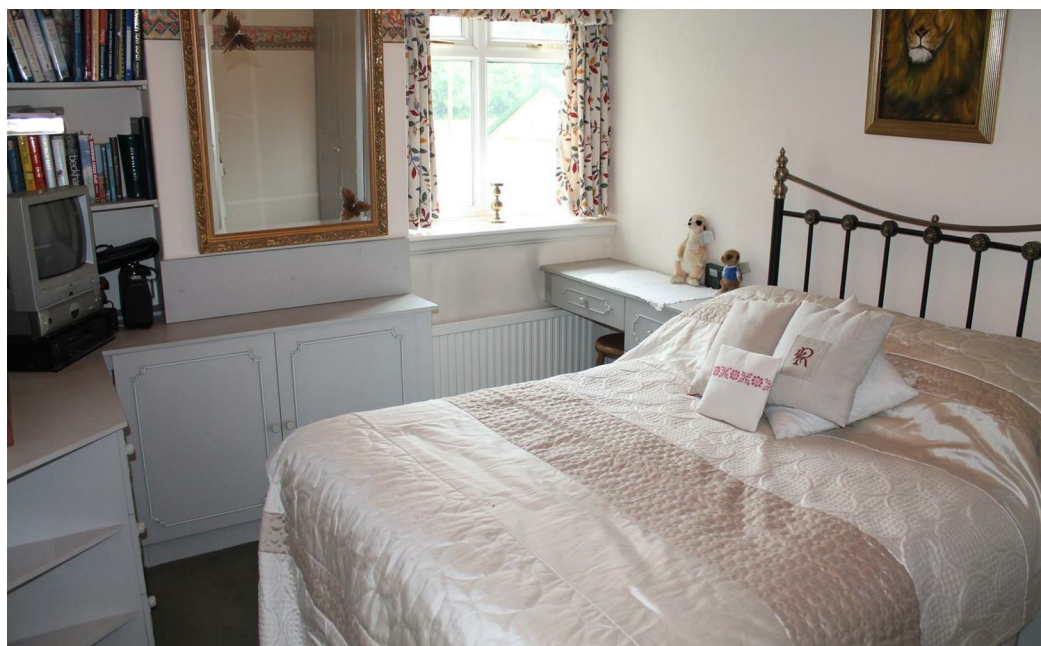
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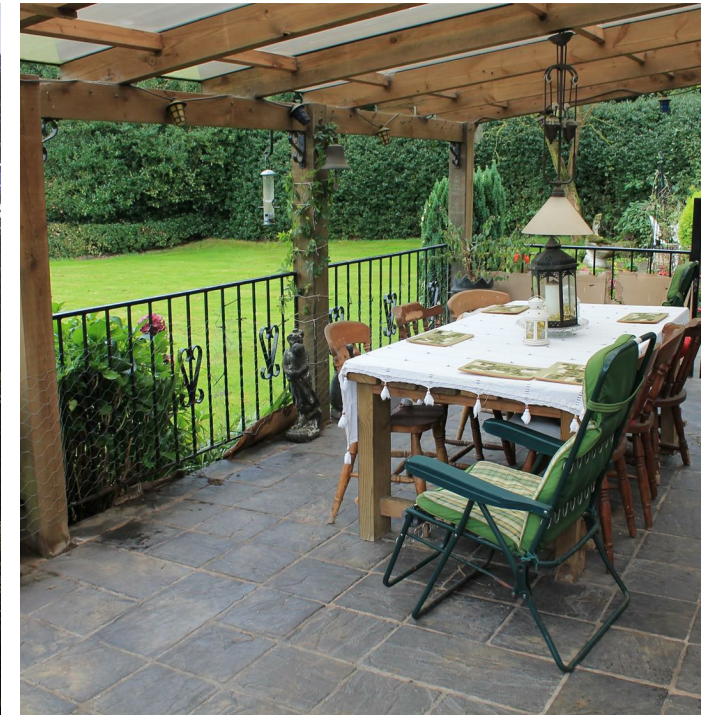
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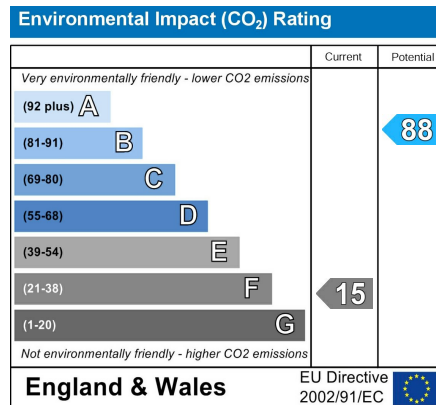
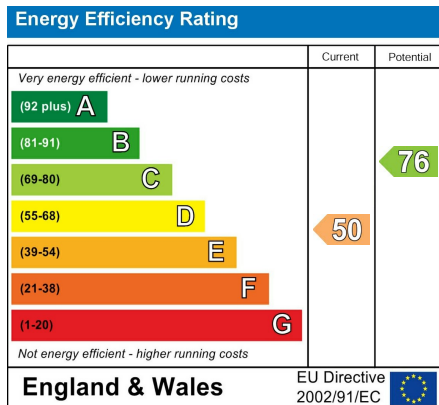
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### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

# Sinclair

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For a free valuation of your property with no obligation  
call Sinclair Coalville on 01530 838338



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**Sinclair**

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk