



3 Oswin Cottages. Town Street
Burton Overy, Leicester, LE8 9DT
£900



Available Now! This very well presented 2 bedroom cottage, recently renovated throughout in Burton Overy.

The property boasts many features and benefits including fitted kitchen with built-in appliances and briefly comprises: Open plan living area complemented by re-fitted kitchen completed with Belfast sink, fitted kitchen with built-in oven, hob, extractor hood, fridge/freezer and washing machine on the ground floor, whilst on the first floor are master bedroom with built-in wardrobes, second bedroom/office and re-fitted shower room. Outside is a paved yard with three storage outhouses.

This is an excellent first time or investment purchase which is an opportunity not to be missed. Early internal viewing is therefore strongly recommended to avoid disappointment.

- Mid Terrace Cottage
- Two Bedrooms
- GCH & Upvc Double Glazing
- Refurbished Throughout
- Fitted Kitchen With Appliances
- Rear Yard With Storage
- Desirable Village Location
- Internet - Standard & Superfast Available - Check Ofcom for more details.
- Council Tax Band TBC
- EPC Rating C



Location

Burton Overy is a small South East Leicestershire conservation village in the Harborough district of the county. With a feeling of being remote, this thriving semi-rural community surrounded by farmland is only just over 1 mile from the main A6 Leicester to Market Harborough Road and being only approx. 9 miles from each.

The age, style and size of the properties in the village vary widely with some cottages showing 16th and 17th century characteristics whilst some of the larger homes have clearly been built more recently but have remained very much in keeping with the feel of the village.

The area is well served by a number of good schools in both the private and state sectors.

Within the village there is recently refurbished Village Hall and function rooms, the medieval Church of St Andrews and the highly regarded public house and restaurant, The Bell Inn.

Other day to day amenities can be found in the larger neighbouring village of Great Glen with Market Harborough being approx. 20 minutes by car. Burton Overy has become one of the area's most desirable and sought after villages over the years and is very popular today with local buyers, as well as those from further afield due in part to its charming mix of properties, its ease of access to major roads and motorways and recent improvements to the Market Harborough railway station with half hourly trains to London in under an hour.

Open Plan Living area

20'9 x 10'8 (6.32m x 3.25m)

Upvc double glazed window and door to both front and rear aspects, 2 upright designer radiators, wood laminate floor, stairs rising to the first floor landing, a range of matching base and eye level units and drawers complemented by natural wood worksurface, integrated oven, separate electric hob, extractor hood, fridge freezer and washing machine, Belfast sink, Television aerial point.

First floor Landing

Providing access to all rooms, loft access.

Bedroom 1

10'9 x 10'1 (3.28m x 3.07m)

Upvc double glazed window to the front aspect, radiator, built-in wardrobe with mirrored front, TV point.

Bedroom 2

7'1 x 5'4 (2.16m x 1.63m)

Upvc double glazed window to the rear aspect, over stairs storage cupboard, tv point.

Shower Room

5'2 x 4'4 (1.57m x 1.32m)

A three piece suite comprising: Low flush W.C., vanity sink unit and shower cubical. Splash back tiles, heated towel rail, heat extractor fan, upvc double glazed window to the rear aspect.

Outside

To the rear of the property is a paved patio area with three outhouses for storage. Perimeter panel fencing, shared access to the front of the property.

Tenancy Information

- Price : £950
- Holding Deposit: £219 (equivalent to one weeks rent)
- Deposit : £1096 (including the holding deposit)
- Length of tenancy : 12 months
- Council tax band : TBC



Floor Plan



Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

