



1 Oswin Cottages Town Street Burton Overy
, Burton Overy, LE8 9DT

£240,000

TOWN STREET

2 1 1

Aston & Co are delighted to present modern-cottage-living in this end-corner property in the sought after Leicestershire village of Burton Overy.

This newly refurbished property, with no chain, benefits from a warrantied combi-boiler, designer radiators, spot lights and centre pendants throughout.

The ground floor offers entrance hall, separate WC, separate 'snug' lounge to the front aspect, open plan diner kitchen area to the rear aspect, vaulted kitchen area with large Velux skylight, traditional spindle staircase with built-under storage cupboard, and designer radiators throughout.

The professionally designed and fitted kitchen enjoys newly installed appliances including integrated fridge freezer, washing machine and canopy extractor, induction hob, NEF slide-and-hide oven, Belfast sink and ample cabinet storage.

- No Chain!
- Two Bedrooms
- Modern Cottage
- Fully Refurbished
- Integrated Kitchen Appliances
- South Facing Rear Garden
- Open-Plan Living
- Internet - Standard & Superfast, see Ofcom Checker
- Council Tax Band TBC
- EPC Rating TBC

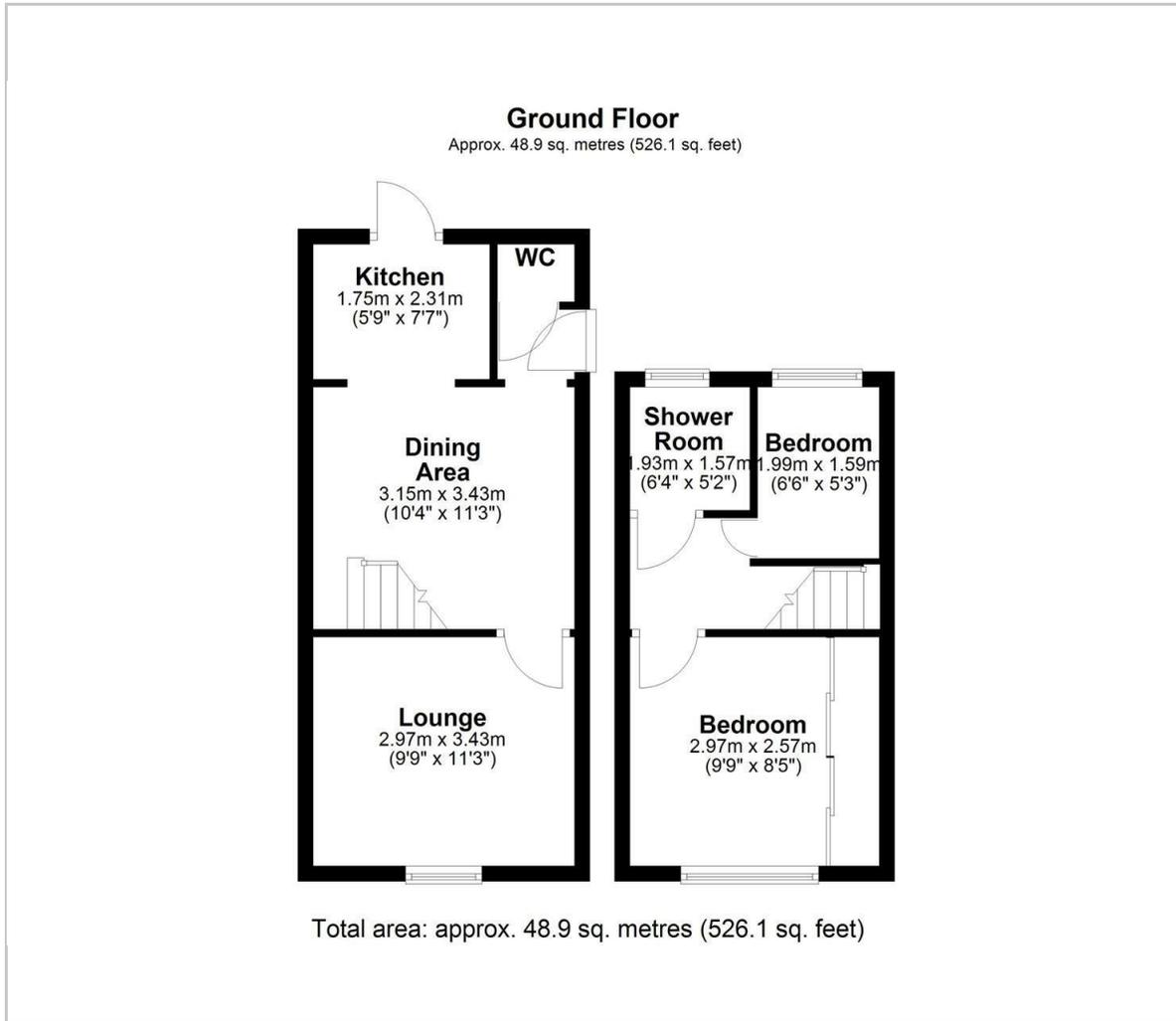


Location

Burton Overy is situated between Leicester and Market Harborough. The conservation village proudly showcases many Listed and characterful houses, is home to the village public house The Bell, several farms offering fresh dairy produce, and surrounded by rolling fields, open countryside, and public walking tracks. There are many village clubs and events hosted by the parish council, village hall, St Andrew's Church and residents which contribute to the warm vibrant spirit the village enjoys.



Floor Plan



Viewing

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

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	