

# Aston & Co

ESTATE & LETTING AGENTS



Oswin Cottages Town Street

, Burton Overy, LE8 9DT

£210,000

TOWN STREET



Aston & Co are delighted to present a contemporary twist to cottage-living in the sought after Leicestershire village of Burton Overly.

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 open-plan living spaces, LVT flooring, glass balustrades stair case with storage cupboard below, traditional log burner, horizontal and vertical radiators, vaulted kitchen area with large Velux skylight.

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.

The first floor offers a double bedroom to the front elevation with built-in sliding mirrored wardrobes. A second bedroom to the rear with further storage. A family shower bathroom with a modern three-piece suite, towel radiator and LED demister

- No Upwards Chain!
- Two Bedrooms
- Modern Cottage
- Fully Refurbished Throughout
- Kitchen with Integrated Appliances
- South Facing Rear Garden
- Open Plan Living
- Internet - Standard & Superfast Available
- Council Tax TBC
- EPC Rating C



## 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.

## Lounge

20'9 x 11'2 (6.32m x 3.40m)

## Kitchen

7'2 x 11'2 (2.18m x 3.40m)

## Bedroom One

9'5 x 10'9 (2.87m x 3.28m )

## Bedroom Two

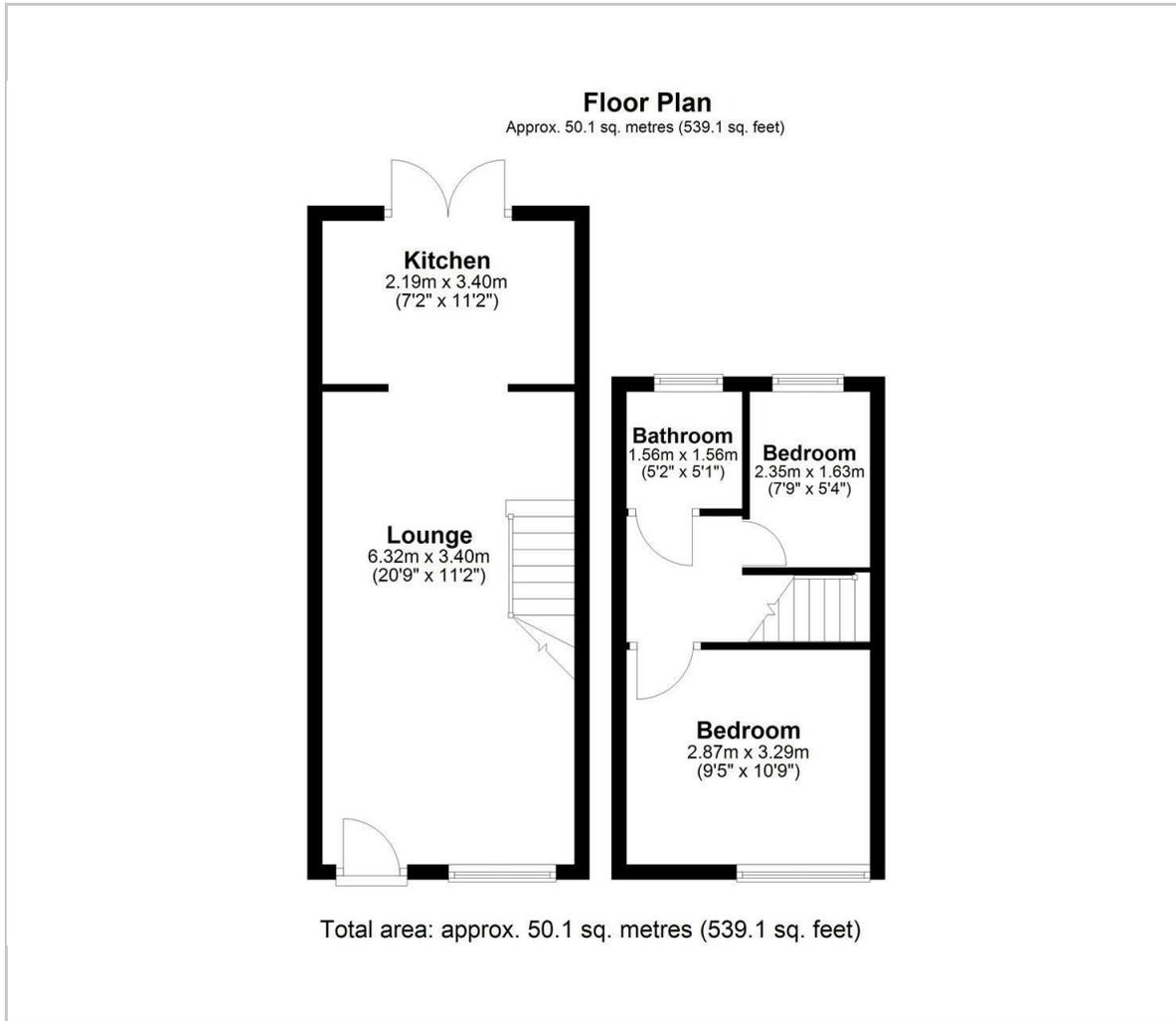
7'9 x 5'4 (2.36m x 1.63m)

## Bathroom

5'2 x 5'1 (1.57m x 1.55m)



## 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.

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## Area Map



## Energy Efficiency Graph

