

HENDERSON
CONNELLAN
ESTATE AGENTS

Bell Lane, Burton Overy

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'A Fantastic Renovation Opportunity'

Nestled within the sought after Leicestershire village of Burton Overy, ‘Travellers Joy’ is a three-bedroom, mid terrace cottage, for sale with no onward chain, boasting a wealth of period charm, a generous south facing garden and a fantastic renovation opportunity!

Entrance to the property is gained through a cottage door into the generous sized dining room. The room boasts an array of exposed timber beams, a dual aspect injecting an abundance of natural light, ceramic tiled flooring, a traditional multi-fuel Rayburn cooker/heating system positioned within an inglenook, and a door leads to the south facing garden.

The kitchen benefits from two windows either side, further exposed beams, a host of eye and base level units, a deep roll-top work-surface, a ceramic one and a half bowl sink, ceramic wall tiling, a heated towel rail, a double oven and space for a fridge freezer, a washing machine and a slimline dishwasher.

Beautifully appointed living room featuring exposed timber beans, an exposed brick fireplace hosting a multifuel burner, an under-stairs cupboard and a brace and latch door providing access to the staircase.

Naturally light first floor landing with a Velux window, an airing cupboard and a loft hatch.

Three well-proportioned double bedrooms all featuring a neutral décor and traditional brace and latch doors. The charming main bedroom boasts an array of exposed timber beams, a Velux window and a further window offering an outlook to the rear.

Family bathroom comprises a chrome heated towel rail, ceramic wall tiling, a panel enclosed bath, a pedestal wash hand basin and a low-level WC.

Nestled within Bell Lane, the property boasts a neat red brick frontage with a traditional timber front door.

The established rear garden boasts a desirable south facing expect, offering a true gardeners paradise with a variety of fruit and nut trees. The garden is mainly laid to lawn with a host of well stocked planted borders, and two seating areas allowing you to enjoy the garden throughout the entire day. A timber shed provides outdoor storage, as well as two well-proportioned brick outbuildings with one housing a traditional WC. A side gate allows access through the neighbouring property providing access to the front elevation.

Living Room - 4.75m x 3.53m (15'7" x 11'7")max

Dining Room - 5.21m x 2.95m (17'1" x 9'8")max

Kitchen - 5.13m x 1.85m (16'10" x 6'1")max

Main Bedroom - 5.18m x 2.77m (17'0" x 9'1")max

Bedroom Two - 3.53m x 2.97m (11'7" x 9'9")max

Bedroom Three - 2.95m x 2.87m (9'8" x 9'5")max

Bathroom - 2.39m x 2.08m (7'10" x 6'10")max

Outbuilding One - 2.95m x 0.79m (9'8" x 2'7")

Out Building Two - 2.16m x 1.22m (7'1" x 4'0")

WC - 1.45m x 1.73m (4'9" x 5'8")

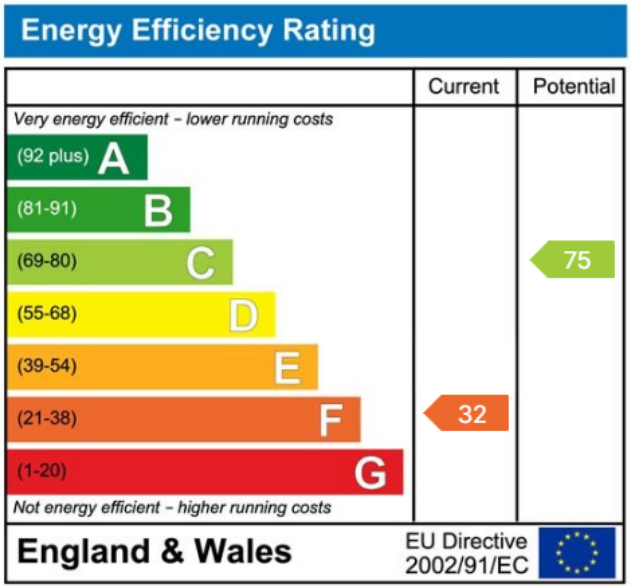


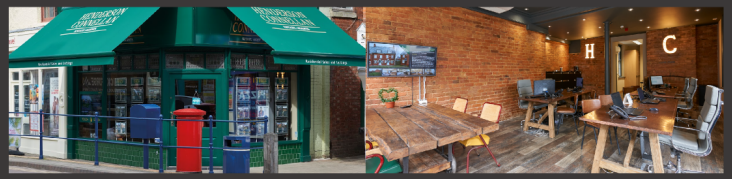




- Desirable Village Location
- South Facing Garden
- Three Double Bedrooms
- Offered for Sale with NO CHAIN
- Renovation Opportunity







63 High Street, Market Harborough,
Leicestershire, LE16 7AF

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.