



Sutton Cheney
Leicestershire

Carter Jonas

MOUNT PLEASANT MAIN STREET, SUTTON CHENEY CV13 0AG

- Period Cottage
- Three Reception Rooms
- Four Bedrooms
- Mature Gardens

DESCRIPTION

Reception hall with beams, and tiled floor, which extends into the kitchen and utility room. Sitting room with dual aspect windows and comprising red brick fireplace with mantelpiece, encasing wood burner. Dining room with fireplace encasing wood burner.

Large, vaulted kitchen breakfast room with space for breakfast table/sofas. Range of cabinets and French doors to rear gardens. Utility/boot room with range of cabinets and cloakroom.

The first floor comprises, three bedrooms and two bathrooms. The second floor has a principal bedroom with suite comprising a double bedroom, dressing room and ensuite bathroom.

OUTSIDE

Entered via a five-bar gate providing access to parking. The gardens have two lawn areas, a patio, and back on countryside.

A LARGE, ATTACHED COTTAGE WITH THREE RECEPTION ROOMS, FOUR BEDROOMS, AND THREE BATHROOMS. COMPLIMENTED BY PARKING AND COTTAGE GARDENS OVERLOOKING COUNTRYSIDE



FURTHER INFORMATION

Mains electricity, drainage, and water
Oil-fired central heating
EPC rating: E
Council tax band: C

Mobile phone coverage and speeds can be checked here:
checker.ofcom.org.uk. We understand signal is good
outdoor on some networks.
Broadband speeds can be checked here:
checker.ofcom.org.uk. We understand superfast
broadband is available.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling
agents Carter Jonas - T: 01865 511444

Directions: CV13 OAG

what3words:/// look.ogre.newer



Approximate Gross Internal Area 1960 sq ft - 181 sq m

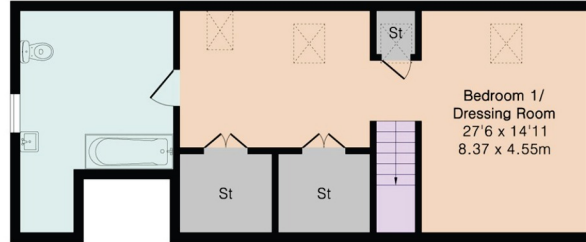
Ground Floor Area 823 sq ft – 76 sq m

First Floor Area 596 sq ft – 55 sq m

Second Floor Area 541 sq ft – 50 sq m



Ground Floor



Second Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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IMPORTANT INFORMATION

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