



CORNER COTTAGE MAIN STREET, SUTTON CHENEY CV13 0AG

- Pretty Two Bedroom Cottage
- Fabulous Rear views
- Two Reception Rooms
- Gardens and Out Houses

DESCRIPTION

Dining room with beams, fireplace with brick surround and mantelpiece, and views towards the village church. Sitting room with central fireplace with surround and mantelpiece. Kitchen with a range of cabinets and door to rear garden.

Principal bedroom with dual aspect windows and wardrobe. Bedroom two is a double bedroom with wardrobe. Bathroom with shower, wash basin, and toilet.

OUTSIDE

The property has a rear garden, with lawn, a range of red brick buildings comprising two small storerooms, three slightly larger storerooms and one currently used to store a washing machine. Views over countryside.

A PRETTY TWO-BEDROOM COTTAGE WITH A RANGE OF OUTBUILDINGS AND GARDEN BACKING ONTO COUNTRYSIDE WITH VIEWS



FURTHER INFORMATION

Mains electricity, drainage, and water
Oil-fired central heating
EPC rating: D
Council tax band: C
Local authority: Leicestershire County Council

ADDITIONAL INFORMATION

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

Directions: CV13 0AG

what3words:///

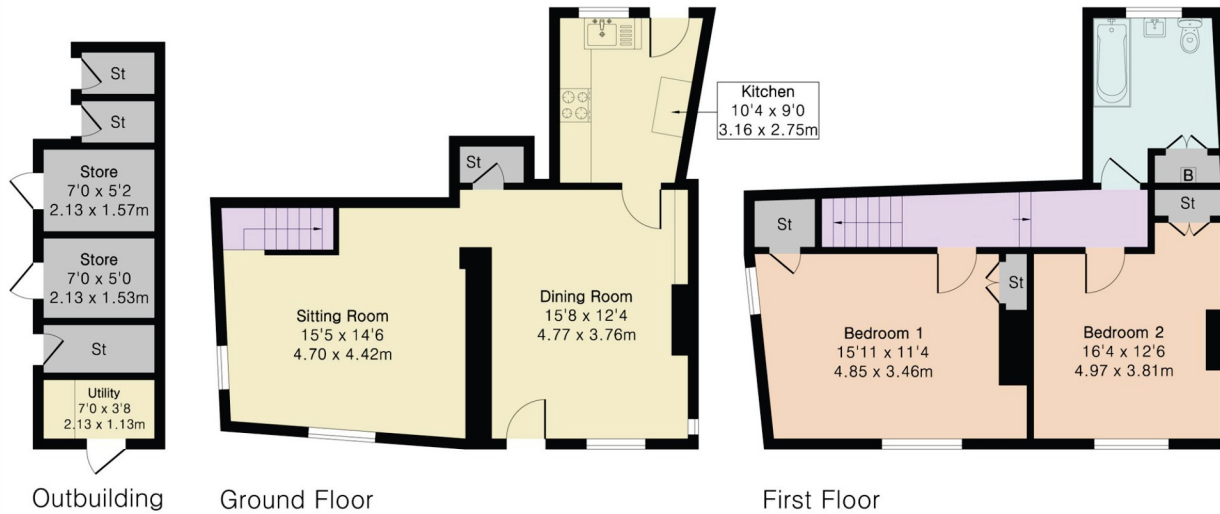


**Approximate Gross Internal Area 1056 sq ft - 98 sq m
(Excluding Outbuilding)**

Ground Floor Area 527 sq ft - 49 sq m

First Floor Area 529 sq ft - 49 sq m

Outbuilding Area 155 sq ft - 14 sq m



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.

Carter Jonas

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.