



Sutton Cheney
Leicestershire

Carter Jonas

TEMPSFORD COTTAGE MAIN STREET, SUTTON CHENEY CV13 0AG

Detached cottage
Four bedrooms
Gardens backing onto countryside
In all around 0.33 acres

DESCRIPTION

Currently owned by the estate, in a village where properties rarely become available, this pretty cottage offers good accommodation, balanced by large gardens and parking.

Accommodation as follows:

Sitting room comprising an open fireplace with brick surround, and exposed ceiling beam work.

Dining room with Inglenook style fireplace with red brick surround and mantelpiece.

Kitchen breakfast room with a range of cabinets, breakfast island and AGA range (not presently working). Utility/Boot room with sink and door to cloakroom.

The principal bedroom is a double room, bedroom two is a double room with part vaulted ceiling.

Bedroom three is a small double room with a part vaulted ceiling.

Bedroom four has a fireplace (blocked). House bathroom comprising bath with shower over, wash basin and toilet.

OUTSIDE

Entered through a five-bar vehicular gate onto a gravel driveway, providing parking. The garden backs onto countryside and has a large lawn area and patio, perfect for entertaining.

A DETACHED COTTAGE STANDING IN 0.33 ACRES BACKING ONTO COUNTRYSIDE IN A POPULAR VILLAGE LOCATION. THE PROPERTY HAS FOUR BEDROOMS, TWO RECEPTION ROOMS AND KITCHEN BREAKFAST ROOM.



FURTHER INFORMATION

Mains electricity, drainage, and water
Oil central heating
EPC rating: E
Council tax band: E
Local authority: Leicestershire County Council

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 0AG

what3words:/// arise.memo.mostly

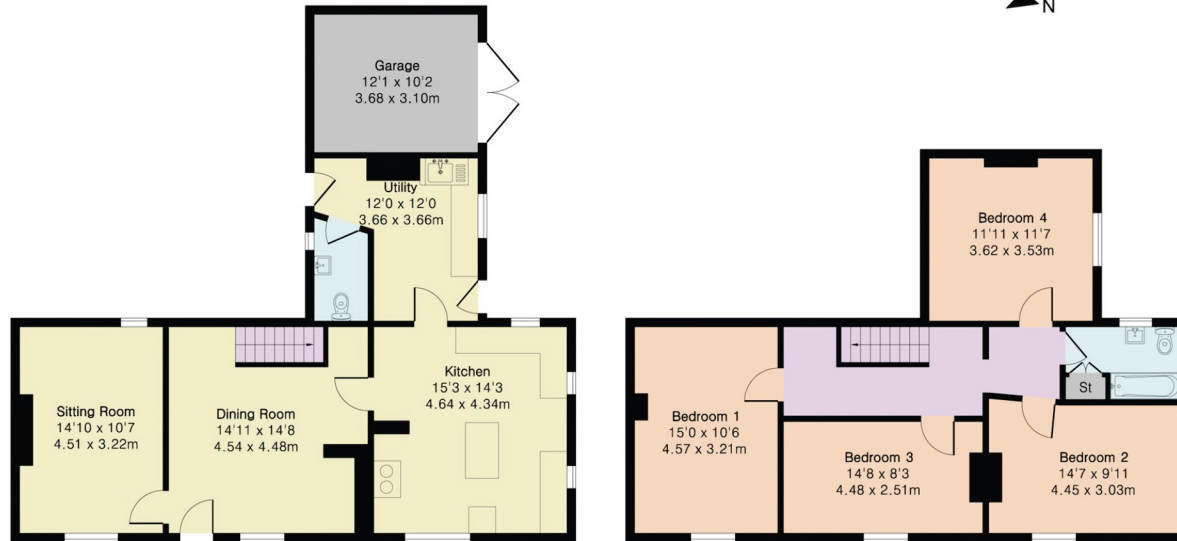


**Approximate Gross Internal Area 1528 sq ft - 142 sq m
(Excluding Garage)**

Ground Floor Area 764 sq ft – 71 sq m

First Floor Area 764 sq ft – 71 sq m

Garage Area 123 sq ft – 11 sq m



Ground 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		79 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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IMPORTANT INFORMATION

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