

JAMES
SELICKS

51 MAIN STREET
PECKLETON, LEICESTERSHIRE



SALES LETTINGS SURVEYS MORTGAGES

51 Main Street

Peckleton
Leicestershire
LE9 7RE

A spacious semi-detached cottage located in the heart of the village, sitting on an unusually large plot, with parking for several vehicles. The cottage is in need of general modernisation and would make an excellent project.

Living kitchen | side lobby | cloakroom | sitting room | two bedrooms | study | bathroom | side driveway | deep, mature rear gardens | brick built outhouse | no chain involved | EPC - F

LOCATION

Peckleton lies approximately nine miles west of Leicester city centre and provides convenient access to the M1 and M69 motorway networks. Local shopping facilities can be found at the nearby village of Desford.

ACCOMMODATION

The property is entered via a uPVC glazed front door leading into the living kitchen which has a good range of eye and base level units, drawers and ample preparation surfaces, a one and a quarter bowl stainless steel inset sink and drainer unit, plumbing for automatic washing machine, a stainless steel four-ring hob with stainless steel oven beneath, tiled splashback, a uPVC window to the front, and a door to the side elevation. A side lobby with a door to the garden provides access to a cloakroom providing a low flush WC and wash hand basin.

The sitting room has a uPVC window to the front elevation, cast iron log burner, built-in cupboard and shelving, understairs storage cupboard, and is open to the garden room which has double glazed French doors and windows to rear elevation and houses the stairs to the first floor.

A landing to the first floor provides loft access. The master bedroom has a uPVC window to the front elevation, a built-in wardrobe and shelving. Bedroom two has a uPVC window to the front. The study has a uPVC window to the rear elevation and a large built-in boiler cupboard with Dimplex wall mounted boiler. The wet room has a wood framed double glazed window to the rear elevation, houses the built-in airing cupboard and provides a low flush WC, pedestal wash hand basin, walk-in shower cubicle with electric shower.

OUTSIDE

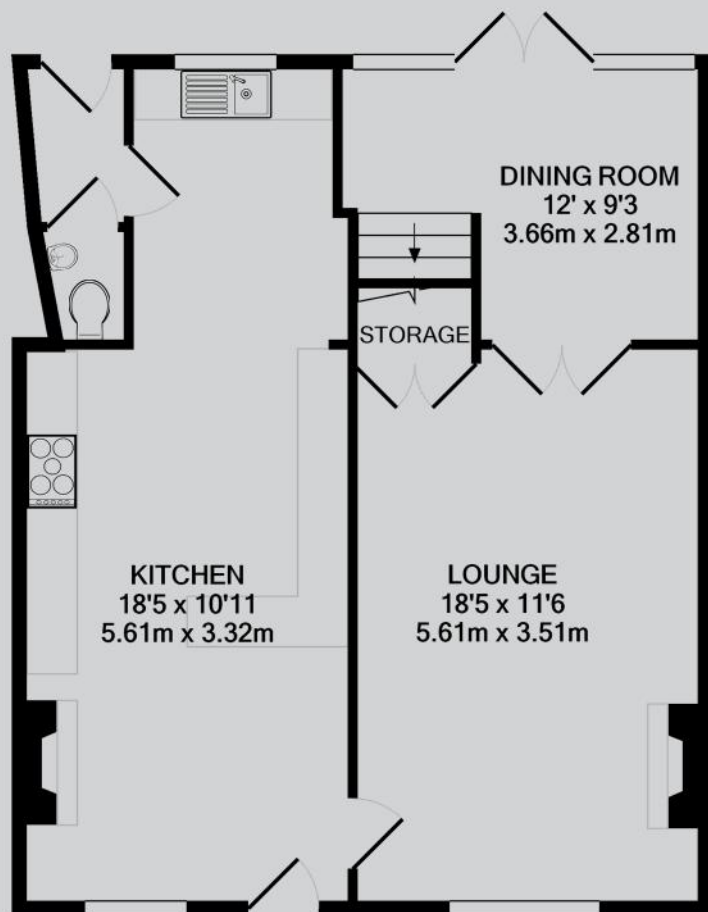
Double wrought iron gates lead to a side driveway providing parking for several vehicles and a wooden shed. A further wrought iron gate leads to the deep, mature rear gardens with a brick built outhouse and various wooden sheds.

DIRECTIONAL NOTE

Proceed out of Leicester on the A47 Hinckley Road in a westerly direction, passing over the Desford crossroads and eventually taking a right hand turn as sign posted to Desford village, first left as sign posted to Peckleton, on entering the village the property may be found on the right hand side as indicated by the Agent's "For Sale" board.



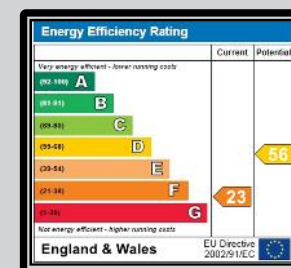
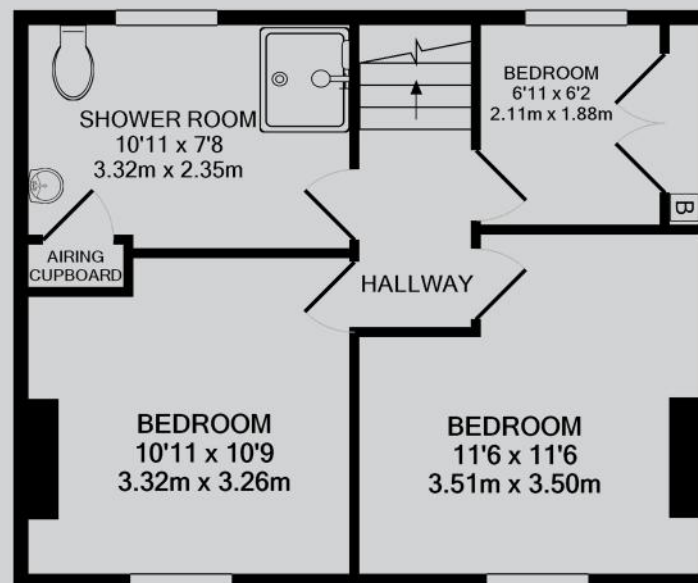




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**Total Approximate Gross Internal Floor Area
= 1017 SQ FT / 94.5 SQ M**

Measurements are approximate. Not to scale.
For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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