



76 Main Street, Desford  
£250,000

MOORE  
& YORK



## 76 Main Street

Desford, Leicester

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Charming Character Cottage
- Popular Village Location
- Two/Three Bedrooms
- Lounge, Dining Room & Kitchen
- Great Potential For Character Living
- No Upward Sales Chain



### Detailed Accommodation

Hardwood and glazed door with storm canopy over leading to;

### Lounge

12' 4" x 12' 3" (3.76m x 3.73m)

Secondary glazed cottage style window to front aspect, open fire set in red brick surround with quarry tiled hearth and hardwood mantel, picture rail, exposed beam, radiator, archway leading to;

### Dining Room

11' 11" x 7' 11" (3.63m x 2.41m)

Secondary glazed cottage style window to front aspect, radiator, picture rail, meters cupboard.

### Kitchen

12' 7" x 10' 5" (3.84m x 3.17m)

Comprising sink unit with cupboards under, matching base unit with work surfaces over, deep pan drawers under, complementary wall mounted eye level cupboards, wall mounted gas boiler, radiator, plumbing for washing machine, understairs cupboard, stairs leading to first floor accommodation..

### Utility

Tile flooring.

### Cloakroom W/c

Low level WC, tiled flooring.

### Lean to

10' 3" x 4' 8" (3.12m x 1.42m)

Door to rear garden, glazed windows overlooking garden.

### First Floor Landing

### Bedroom 1

12' 4" x 12' 3" (3.76m x 3.73m)

Secondary glazed cottage style window to front aspect, radiator.

### Bedroom 2

11' 10" x 10' 7" (3.61m x 3.23m)





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#### **GARDEN**

Enclosed garden to rear comprising large block paved seating area with well stocked floral and evergreen borders leading to rear detached storage outhouse.

#### **ON STREET**

1 Parking Space

On Street parking.



## Ground Floor



## First Floor





## Moore & York

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