



Hurfords

Haven Cottage, Main Street, Tugby, Leicester Freehold OIEO: £290,000

Key Features



- Newly built high spec home
- Two double bedrooms
- Off road parking for two cars
- Private garden
- Village location

On arrival, the property benefits from off-road parking, providing convenience and ease. Stepping inside, you are welcomed by an entrance hall leading directly into a beautifully appointed kitchen. This Howden shaker-style kitchen features a range of high-quality base and wall units, complemented by integrated appliances including an induction hob, fridge freezer, and washing machine, all finished to a superb specification.

Connecting doors lead into an inner hallway, where you will find useful storage and a convenient WC. From here, the property opens into a generously sized living space, ideal for both relaxing and entertaining, with patio doors that lead out onto a lawned rear garden with patio area, creating a seamless indoor-outdoor flow.

Upstairs, the property offers two well-proportioned bedrooms, with both bedrooms can accommodate space for built in wardrobes. These are served by a contemporary family bathroom, finished with modern fittings and fixtures.



Tugby is a fantastic village known for its strong sense of community, offering a welcoming atmosphere alongside a well-regarded local school, an active village hall with regular events, and a traditional village pub.

The property is ideally located just a short distance from the picturesque areas of Rutland and Uppingham. Uppingham provides an excellent range of amenities including independent shops, cafés, restaurants, and a highly regarded secondary school.

Additionally, the nearby Rutland Water offers beautiful scenery, leisure activities, and outdoor pursuits, making this an ideal location for those seeking both tranquillity and convenience. The historic Market town of Market Harborough is also just a short drive away.

This is a wonderful opportunity to acquire a high-quality home in a thriving village setting.

Please note: Some images shown within this listing have been enhanced using AI technology. These enhancements are intended to improve clarity and presentation while remaining representative of the property. Buyers are advised to rely on in-person viewings to fully appreciate the home's true condition, layout, and features.



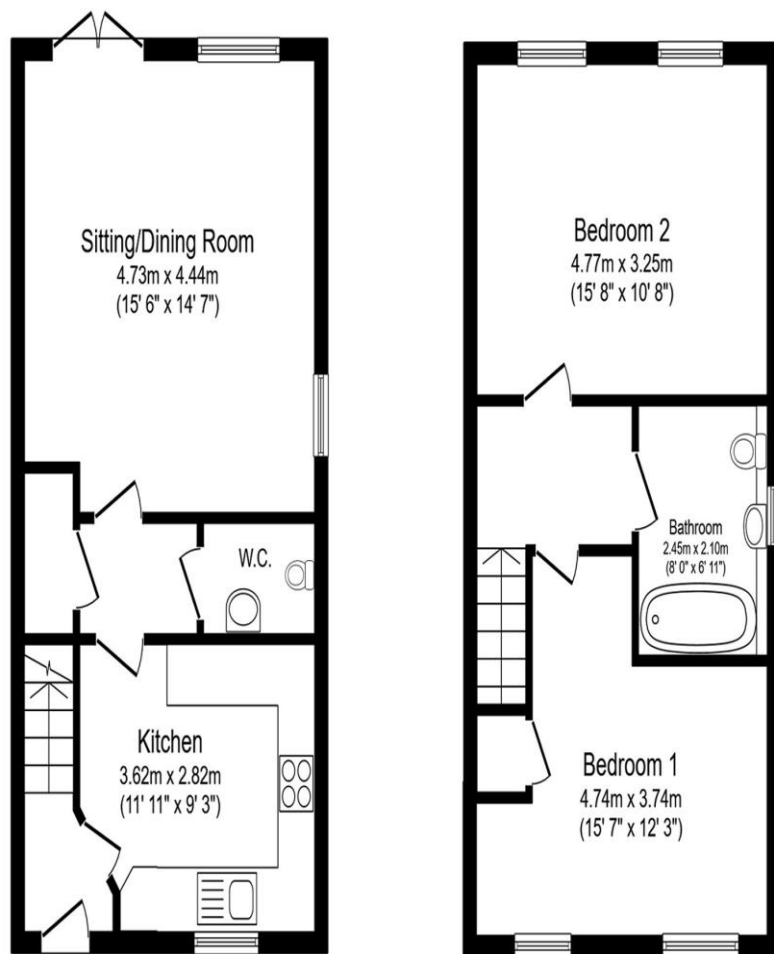
The Haven, Main Street , Tugby, LE9 7WD

Approximate Gross Internal Area:

Ground Floor = 40.4 sq.m. (435 sq.ft.)

First Floor = 40.4 sq.m. (435 sq.ft.)

Total = 80.8 sq.m. (870 sq.ft.)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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 01572 821777

 21 High Street East, Uppingham, Oakham, Leicestershire, LE15 9PY

 uppingham@hurfords.co.uk

 www.hurfords.co.uk



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