



NETTLEHAM COTTAGE

HALLATON ROAD, TUGBY, LEICESTERSHIRE



KING WEST



KING WEST

10 Church Square, Market Harborough, Leicestershire, LE16 7NB

Tel: 01858 435970

Email: enquiries@kingwest.co.uk

Land & Estate Agents • Commercial • Town Planning & Development Consultants

Offices: Market Harborough • Stamford



These particulars are intended as a guide and must not be relied upon as statements of facts

Situated in the heart of the desirable village of Tugby, Nettleham Cottage is a beautifully converted barn that blends rustic charm with modern comfort.

Nettleham Cottage

Hallaton Road, Tugby, Leicestershire, LE7 9WD

Uppingham 8 miles

Market Harborough 10 miles (London St Pancras International)

Leicester 12 miles (London St Pancras International)

(All distances approximate)

- Entrance Hall
- Sitting Room, Dining Kitchen
- Study, Utility, Cloakroom
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms, Family Bathroom
- Ample Vehicle Parking
- Mature Private Garden

The attractive village of Tugby is set in rural Leicestershire and has a primary school, Church and village hall.

Situation

The attractive village of Tugby is set in rural Leicestershire and has a primary school, Church and village hall. Situated approximately twelve miles to the east is the city of Leicester, which has an extensive business, leisure and educational centre. Ten miles to the south is the market town of Market Harborough, which offers a good array of shopping and leisure facilities, together with a growing commercial centre. The Rutland towns of Uppingham and Oakham are to the east.

The main A47 trunk road connects Leicester with Peterborough. By rail, London St Pancras International can be reached in approximately one hour from Market Harborough. There is good access to the east midlands extensive road network, including the A1, M1, A14, M69 and M6. International air travel is available at East Midlands Airport, Birmingham, Stansted and Luton.

Sporting and recreational facilities are well represented and include fishing on Eyebrook Reservoir, fishing and sailing on Rutland Water, golf at Manton and Market Harborough.

Education establishments are excellent with primary within the village, preparatory at Great Glen, Leicester and Oakham. Secondary education is at Uppingham and public schooling at Uppingham, Oakham, Leicester, Rugby, Oundle and Stamford.

Property

A welcoming entrance hall leads to the main reception rooms, all featuring elegant oak interior doors. The spacious dining kitchen offers ample room for a range of appliances and is complemented by a practical utility room, with French doors leading to the garden. Off the kitchen is a useful study, ideal for working from home. The generous sitting room is light-filled and opens directly onto the garden terrace, creating a wonderful space for entertaining and relaxing.

Upstairs, the property boasts three well-proportioned double bedrooms, including a principal bedroom with private ensuite shower room. A well-appointed family bathroom serves the remaining bedrooms.

Outside

Externally, Nettleham Cottage enjoys a good-sized garden featuring a large lawned area, mature shrubs, and a paved patio area—ideal for outdoor dining and family enjoyment. A gravelled driveway provides parking for three to four vehicles, offering both practicality and convenience.

With its blend of character, space, and location, this is a rare opportunity to enjoy village life in a unique and stylish home.

General Remarks

Viewing

The property may only be inspected by prior arrangement through King West. Tel: 01858 435970.

Services

None of the services have been tested by the agents.

Local Authority

Harborough District Council

Council Tax Band

Council Tax Band - D

EPC Rating

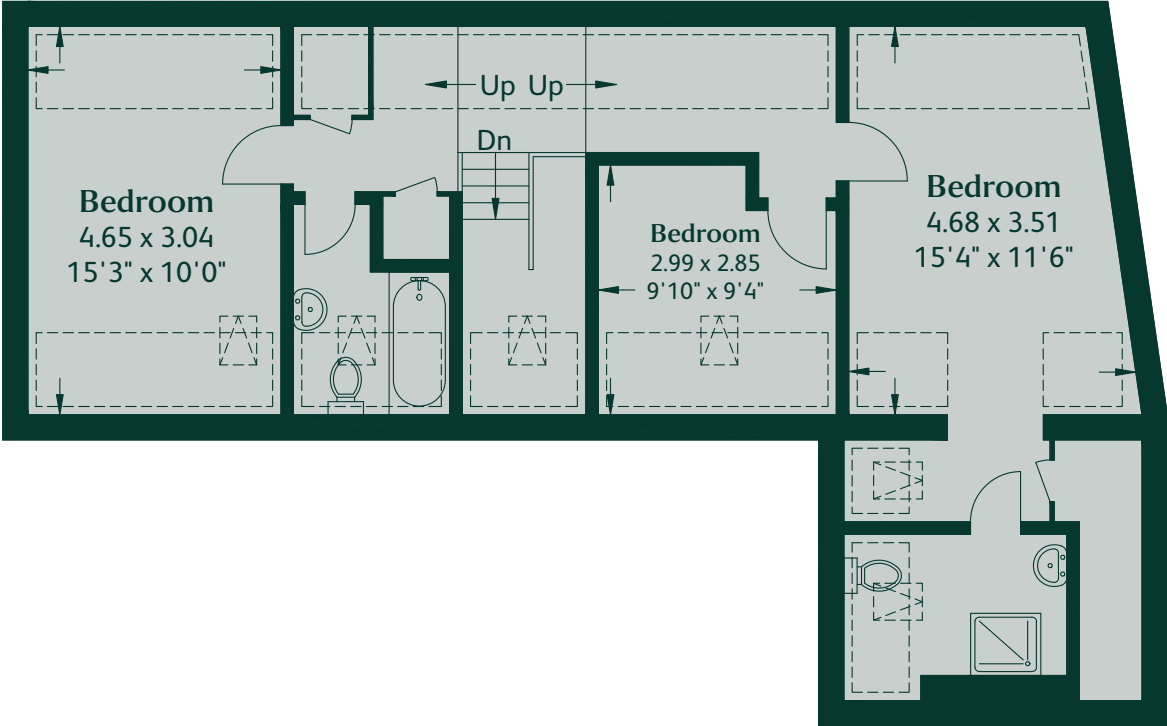
Energy Rating - C



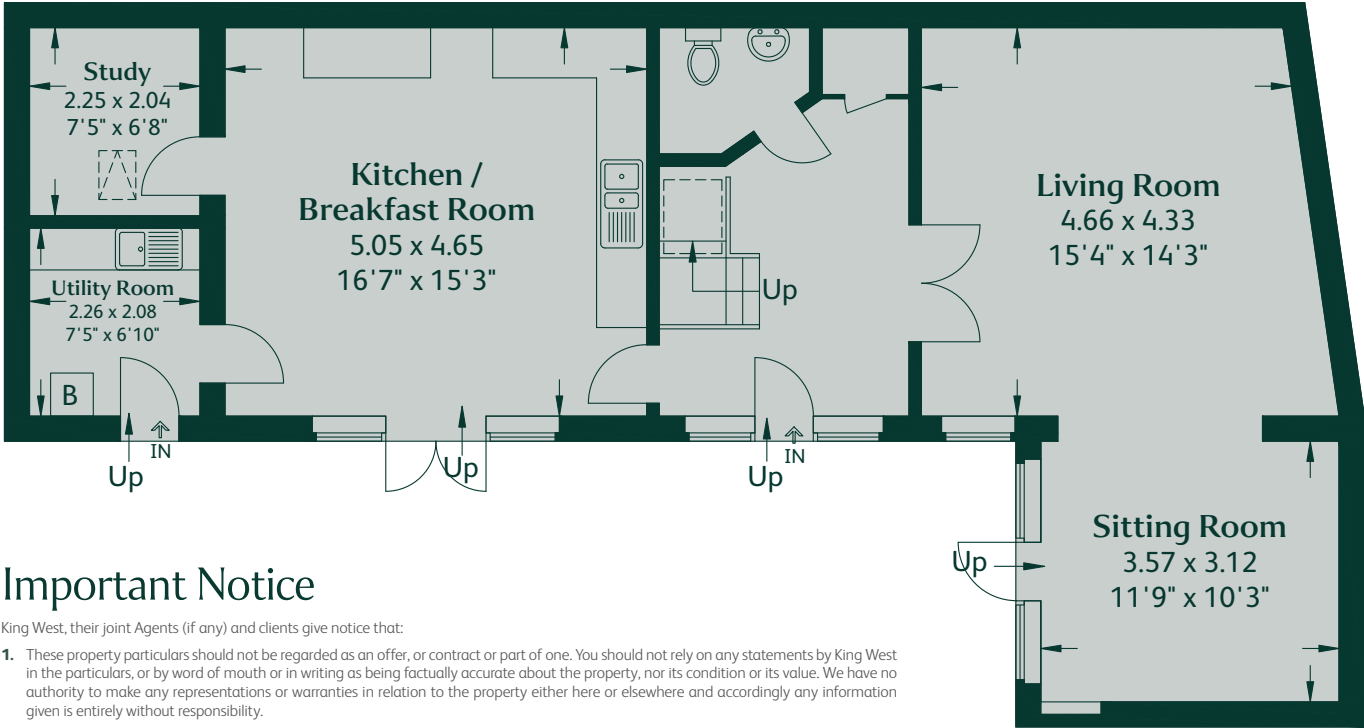


Floorplans

Approximate Gross Internal Area = 156.25 sq m / 1681.86 sq ft



First Floor



Ground Floor

Important Notice

- King West, their joint Agents (if any) and clients give notice that:
- These property particulars should not be regarded as an offer, or contract or part of one. You should not rely on any statements by King West in the particulars, or by word of mouth or in writing as being factually accurate about the property, nor its condition or its value. We have no authority to make any representations or warranties in relation to the property either here or elsewhere and accordingly any information given is entirely without responsibility.
 - The photographs, videos and/or virtual tours illustrate parts of the property as were apparent at the time they were taken. Any areas, measurements or distances are approximate only.
 - Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.
 - All dimensions, descriptions, areas, reference to condition and permission for use and occupation and their details are given in good faith and are believed to be correct, but intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each item.
 - King West have not tested any services, equipment or facilities, the buyer or lessee must satisfy themselves by inspection or otherwise.
 - MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce satisfactory proof of their identification, address and source of funds at the point any sale is agreed in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. King West asks for your co-operation in this regard.
 - These particulars should not be reproduced without prior consent of King West. June 2025.



KING WEST

01858 435970
www.kingwest.co.uk