

Red Roofs Church Walk, Bruntingthorpe, LE17 5QH



Offers Over £499,000

Well located in this picturesque and sought after village is this beautifully presented and substantial detached family home. Situated in an imposing position on a good sized plot the accommodation briefly comprises: Porch, entrance hall, downstairs WC, 21'0" long lounge with wood burning stove, modern fitted kitchen/breakfast room, utility room, conservatory, landing, four bedrooms, en-suite bathroom and shower room. The sunny and private gardens are a particular feature and there is a detached double garage and parking for several cars to the rear.

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Porch

Arched entrance with double glazed front door and windows. Tiled flooring. Double glazed composite door to:-

Hall

Stairs rising to the first floor. Radiator. Two opaque double glazed windows. Doors to rooms.

Downstairs WC



Pedestal wash hand basin and low level WC. Radiator. Complementary tiling. Ceramic tiled flooring. Opaque double glazed window.

Lounge / Diner 21'2" x 12'4" (6.45m x 3.76m)



Double glazed bow window to the front elevation and two double glazed windows to the side. Feature cast iron fitted wood burning stove. Two radiators. Television point. Double glazed French doors to:-

(Lounge/Diner Photo Two)



Conservatory 10'3" x 7'7" (3.12m x 2.31m)



UPVC double glazed conservatory with French doors opening out to the rear garden. Tiled flooring. Double glazed door to the kitchen.

Inner Hall

Wood effect vinyl flooring. Radiator. Glazed door to the kitchen and door to:-

Service without compromise

Utility Room 8'1" x 8'9" (2.46m x 2.67m)



Fitted base and wall units. Laminated work surfaces and complementary tiled splash backs. Stainless steel sink and drainer. Space and plumbing for automatic washing machine. Spacious walk-in under stairs larder. Gas fired central heating boiler. Opaque double glazed window.

Kitchen/Breakfast Room 16'7" x 13'1" (5.05m x 3.99m)

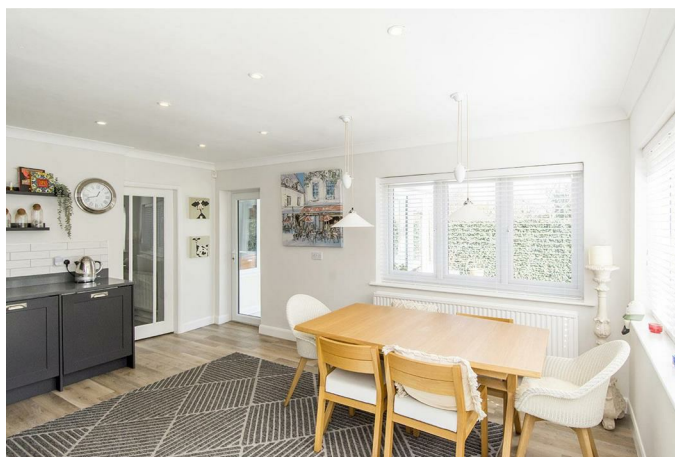


Range of modern fitted base and wall units. Quartz work surfaces with inset stainless steel sink and moulded drainer. Fitted large gas fired range cooker with extractor hood over. Fitted refrigerator and automatic dishwasher. Radiator. Double glazed windows to the rear and side elevations. Double glazed door leading outside.

(Kitchen Area Photo)



(Breakfast Area Photo)



Landing

Access to loft space. Double glazed window. Doors to rooms.

Bedroom One 13'0" x 11'8" (3.96m x 3.56m)



Double glazed windows to the rear and side. Two radiators. Door to:-

(Bedroom One Photo Two)



(Bedroom One Photo Three)



En-Suite



Panelled bath. Pedestal wash hand basin. Low level WC. Heated towel rail. Complementary tiling. Wood laminate flooring. Extractor fan.

Bedroom Two 11'10" x 10'6" to face of wardrobes
(3.61m x 3.20m to face of wardrobes)



Double glazed window to the front elevation. Fitted wardrobes spanning one wall. Radiator.

(Bedroom Two Photo Two)



Bedroom Three 12'5" x 8'11" (3.78m x 2.72m)



Double glazed windows to the rear and side elevations. Radiator.

Bedroom Four 11'7" x 5'7" (3.53m x 1.70m)



Double glazed window to the front elevation. Radiator. Built in storage cupboard.

Shower Room



Shower cubicle with electric shower fitment. Wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Fitted bathroom cabinets. Opaque double glazed window.

(Shower Room Photo Two)



Front



Front lawn with high side hedging and chain link fence. Steps up to a paved forecourt with wrought iron fence and gate. Pedestrian paved side access to the rear garden.

Garage 18'9" x 15'3" (5.72m x 4.65m)



Remote controlled front roller door. Power, lighting and personal door to the rear garden.

Rear Garden



There is vehicle access to high and secure wrought iron double gates leading to the garage, rear garden and gravelled hardstanding for three or four cars. The garden is laid mainly to lawn with a paved patio area and hedging.

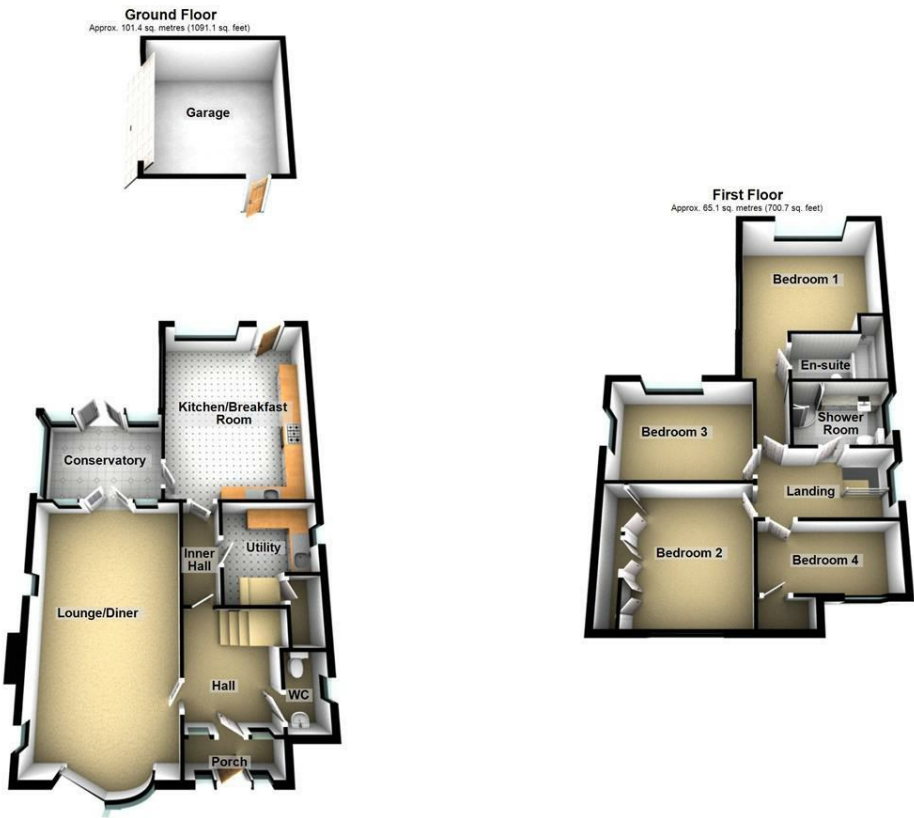
(Rear Aspect Photo)

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Floor Plan

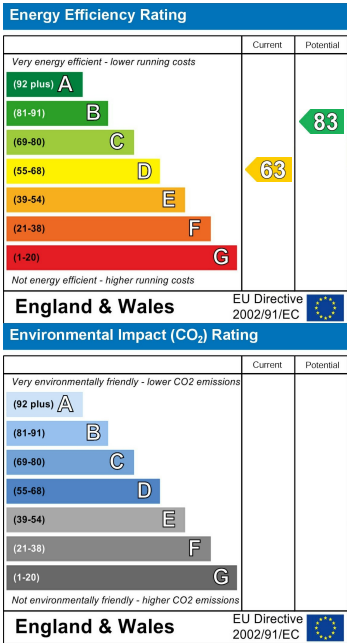


Total area: approx. 166.5 sq. metres (1791.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise