Cooper Lane, Laceby

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When it comes to
property it must be

lovelle

£314,950

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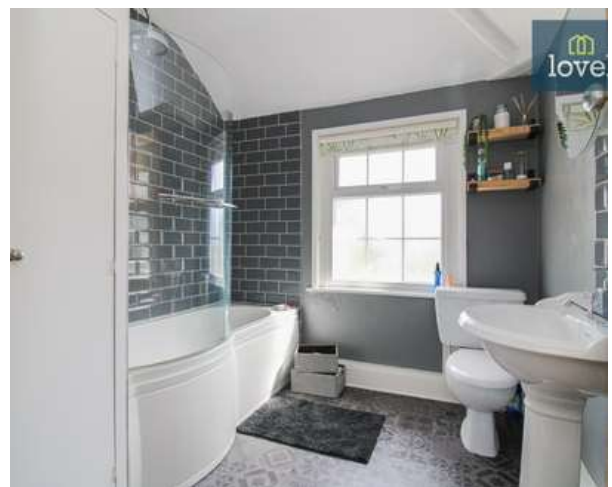
A stunning five bedroom detached house located in Laceby.

Key Features

- Charming Detached Cottage
- Five Bedrooms
- Family Room, Dining Room and Lounge
- Wonderful Kitchen
- Family Bathroom & Gf Wc
- Generous Size Plot With Off-Road Parking
- EPC rating D
- Tenure: Freehold

Lovelle offer to market this incredibly charming five bedroom detached cottage offering spacious accommodation that benefits from uPVC double glazing and gas central heating throughout. Situated on a generous size plot with off-road parking on the ever popular and highly sought after 'Cooper Lane' in Laceby Village, positioned well for ease of access to village amenities, open countryside walks, excellent local schooling catchment and much more. Viewings are highly recommended.

Entrance Hall

A welcoming hall entered through a modern composite entrance door with downlighting, radiator with decorative cover and window to the side aspect. Indian slate flooring flows through to the kitchen.

Cloakroom
1.32m x 1.41m (4'4" x 4'7")
Flooring to match the hall, wc, wash hand basin, extractor fan and window to the side aspect.

Family Room
6.85m x 3.8m (22'6" x 12'6")
Stylishly presented with the focal point being an exposed brick surround with matching hearth and floating mantle incorporating a freestanding stove. Oak flooring, radiator and window to the front aspect. Dining area open plan from both the family room and kitchen with french doors that open into the rear garden.

Kitchen
3.45m x 5.18m (11'4" x 17'0")
A wonderful well fitted kitchen comprising of wall and base units with woodblock worktops over. Ceramic 1 & 1/4 sink with mixer tap and drainer. Integrated dishwasher. Plumbing for washing machine and space for large freestanding gas oven. Walk-in cloak cupboard, radiator, dual aspect of windows and entrance door to the side aspect.

Lounge
3.87m x 4.21m (12'8" x 13'10")
Tastefully decorated with the focal point being a feature stone effect fire surround incorporating a living flame gas fire. Built-in storage to the alcove. Wood effect laminate flooring, radiator and window to the front aspect.

Inner Hall

Radiator and window to the front aspect. Stairs lead to the first floor.

Landing

Decorated to match the inner hall, window to the side aspect and loft access.

Bedroom 1
5.17m x 3.41m (17'0" x 11'2")
Superb size double bedroom with downlighting, radiator and window to the front aspect.

Bedroom 4
2.61m x 2.6m (8'7" x 8'6")
Radiator and window to the rear aspect.

Bedroom 2

4.27m x 3.38m (14'0" x 11'1")
Excellent size double bedroom, built-in cupboard/ wardrobe, radiator and window to the front aspect.

Bedroom 3
2.61m x 2.28m (8'7" x 7'6")
Dual aspect windows and radiator.

Bedroom 5
3.41m x 2.45m (11'2" x 8'0")
Radiator and window to the rear aspect.

Bathroom
2.44m x 2.4m (8'0" x 7'11")
An exquisite three piece suite comprising of; panelled p-shape bath with shower over, wash hand basin, wc, towel radiator, cupboard housing gas central heating boiler and window to the rear aspect.
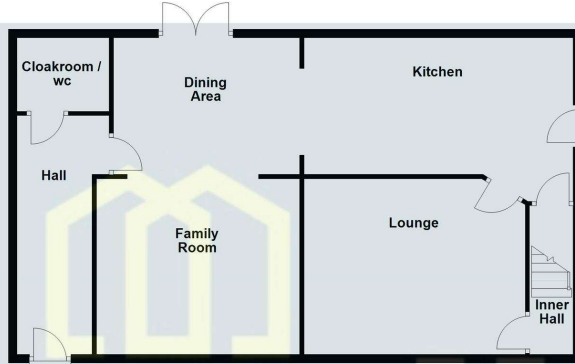
Outside

To the front of the property is a driveway providing off-road parking, lawn and hedge to the front boundary. The rear garden is of a generous size, faces south and has lawn and patio areas. Pergola. Two timber garden sheds and brick outbuilding with stores and wc.
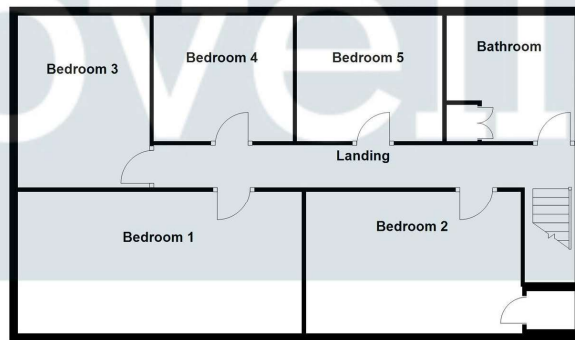
Disclaimer

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Ground Floor

Room
Cloakroom / wc
Dining Area
Kitchen
Hall
Family Room
Lounge
Inner Hall

First Floor

Room
Bedroom 3
Bedroom 4
Bedroom 5
Bathroom
Landing
Bedroom 1
Bedroom 2

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