

Copperfield, Beadswell Lane, Burton Overy, LE8 9DA



Offers Over £710,000

****NEW PRICE****

Welcome to Beadswell Lane, Burton Overy - a charming village setting that offers the perfect backdrop for this delightful bungalow. Nestled in a highly sought-after village, this bungalow presents a unique opportunity for those looking to create their dream home. The property sits on approximately 1/3 acre of land, offering scope for re-development and personalisation to suit your individual taste and style.

With its prime location and generous size, this property is a rare find in the market. Whether you are looking for a peaceful retreat or a place to call home, this bungalow has the potential to fulfil your desires. This immaculately presented property currently boasts multiple reception areas, a light and bright breakfast/kitchen, 3 spacious bedrooms and 2 bathrooms, providing ample space for comfortable living. With over 2,000 sq ft of living space, there is plenty of room to relax and entertain!

Don't miss out on the chance to make this property your own - viewing is highly recommended to truly appreciate the charm and potential that this home has to offer.

Service without compromise

Entrance Hall 22'11 x 9'11 (6.99m x 3.02m)



Accessed via front door. Doors off to: Rooms. Laminate wooden flooring. Telephone point.

Cloakroom

Double glazed window to front aspect. Wooden laminate flooring.

Sitting Room 18'6 x 14'3 (5.64m x 4.34m)



Double glazed patio doors out to: Rear garden. Wall lights. Feature fireplace opening. Engineered wooden flooring. TV and telephone point. Radiator.

Breakfast/Kitchen 16'9 x 14'2 (5.11m x 4.32m)



Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl ceramic sink with drainer. There is a double fan assisted oven, induction hob, integral washing machine, integral dishwasher and an integrated under counter fridge. The kitchen benefits from under cabinet lighting, tiled splash backs, tiled flooring, UPVC double glazed windows to the

front aspect, double glazed patio doors out to: Rear garden, an airing cupboard, TV point and radiator.

Kitchen Dining Area



Inner Hall



Doors off to: Rooms. Wooden laminate flooring. Telephone point. Radiator.

Reception Room/Bedroom Three 14'1 x 12'1 (4.29m x 3.68m)



UPVC double glazed bow window to front aspect. Wooden laminate flooring. Radiator.

WC



Comprising: Low level WC and wash hand basin over a fitted vanity unit. UPVC double glazed window to front aspect.

Boot Room



UPVC double glazed door and windows to rear aspect. Vinyl flooring.

Pantry

Vinyl flooring.

Boiler Room

Housing gas floor standing boiler.

Garden Room 17'10 x 7'7 (5.44m x 2.31m)



Double glazed patio doors out to: Rear garden. Beamed ceiling. Exposed brick feature wall. TV point. Radiator. Built-in storage cupboards.

Bedroom One 22'9 x 8'6 (6.93m x 2.59m)



UPVC double glazed windows to front and rear aspect. A selection of fitted wardrobes. Wooden laminate flooring. TV point. Radiator.

Family Bathroom 9'1 x 7'10 (2.77m x 2.39m)



Comprising: Panelled bath with shower over, wash hand basin. Feature wall tiling and wooden laminate flooring. UPVC double glazed window to front aspect. Heated towel rail. Radiator.

Bedroom Two 21'2 x 9'4 (6.45m x 2.84m)



UPVC double glazed windows to the rear aspect. A selection of fitted wardrobes and storage. Wooden laminate flooring. TV and telephone point. Radiator.

Shower Room 6'0 x 5'11 (1.83m x 1.80m)



Comprising: Corner shower enclosure with feature wall tiling, low level WC and wash hand basin over a fitted vanity unit. Double glazed high level window to the front aspect. Wooden laminate flooring. Chrome heated towel rail.

Outside



The property benefits from a large plot and extremely private position set behind a wooden five bar gate on a peaceful lane within the village. The plot extends to approx. 1/3 of an acre with a large driveway and stunning open countryside views to the rear. The front area

provides off road parking for multiple vehicles with established low maintenance raised borders. Pedestrian gated access to the rear on either side of the property.

Rear Garden



The beautiful tended rear garden is a true oasis having a paved patio, a covered seating area under the pergola draped with wisteria, low maintenance gravel areas, lawn and mature planting creating a peaceful and private environment for all the family to enjoy. To top this lovely space off there are uninterrupted countryside views beyond across farmland and rolling hills.

Double Garage

With up and over doors, power and light.

Rear Aspect



Views



