

Crossways Main Street, Bruntingthorpe, LE17 5QE



£465,000

Located in the charming village of Bruntingthorpe, this stunning four-bedroom detached period cottage exudes a wealth of character and charm. As you step inside, you are welcomed by a delightful dining hall adorned with exposed timber ceiling beams, setting the tone for the warmth and history that permeates the home. The kitchen is a chef's delight, featuring a range cooker and elegant Corian surfaces, perfect for culinary enthusiasts. Adjacent to the kitchen, the snug offers a cosy retreat with its own timber ceiling beams and an inviting open fire, ideal for those chilly evenings. At the rear of the property, the lounge boasts attractive wall panelling and seamlessly flows into a bright conservatory, where French doors open out to the garden, creating a perfect space for relaxation and entertaining. The cottage is thoughtfully designed with two staircases. One leads to a double bedroom with an en-suite, while the other ascends to the principal bedroom, also with an en-suite, alongside a further double bedroom and a fourth bedroom currently utilised as a home office. This fourth bedroom benefits from a shower room that could easily serve as an en-suite. The garden is a delightful feature of the property, primarily laid to lawn and bordered by well-stocked shrubs, providing a picturesque setting. Two paved patio areas offer ideal spots for al-fresco dining during the summer months, making it a perfect space for gatherings with family and friends. Access to the garage is conveniently located via the village lane and also from the house by a personal door. While the property does not include off-road parking, there is ample on-street parking available directly in front of the cottage. With no upward chain, this enchanting home is ready for its new owners to move in and enjoy the idyllic village lifestyle.

Service without compromise

Dining Room 13'7" x 10'5" (4.14m x 3.18m)



Enter the property via a composite front door that leads into the stylish dining room. Which is the older part of the cottage with engineered oak flooring throughout and exposed ceiling beams, this room truly showcases true charm and character. There is a door that leads into the snug. A window to the front aspect and a radiator.

Dining Room (Photo Two)



Snug 11'5" x 10'5" (3.48m x 3.18m)



This charming snug area forms part of the older part of the cottage - it is a true sanctuary for relaxation. The focal point of this room is most definitely the open fire with a tiled hearth. Exposed ceiling beams and a radiator.

Snug (Photo Two)



Breakfast Kitchen 20'4" x 7'2" (6.20m x 2.18m)



This magnificent breakfast kitchen is well suited to any keen home chefs. Fitted with cream cabinets with Corian work surfaces, undermounted bowl and a half sink with mixer taps, a Range cooker with a 5 burner hob with an extractor fan. The kitchen also benefits from a convenient breakfast bar with a seating area. There are two windows to the rear aspect and a composite door that leads to the garden. Ceramic tiles throughout. There is a door from the kitchen that access the garage.

Breakfast Kitchen (Photo Two)



Lounge 14'3" x 8'5" (4.34m x 2.57m)



The generous sized lounge is beautifully decorated with attractive wall panelling and engineered oak flooring. The lounge opens up into the sunny conservatory with French doors that open into the garden. Two radiators and spotlights to the ceiling.

Lounge (Photo Two)



Lounge (Photo Three)

Conservatory 8'6" x 8'1" (2.59m x 2.46m)



French doors open into the well manicured garden. Oak flooring throughout and a radiator.

Separate Bedroom 2 Landing



The landing gives access to bedroom two - which is separate from the other bedrooms and has its own En-suite which offers a wonderful degree of privacy and independence.

Bedroom Two 6'9" x 6'2" (2.06m x 1.88m)



This double bedroom has a Velux window and a window to the side aspect boasting an abundance of natural light into this space. There is also a useful storage cupboard and a radiator.

Bedroom Two (Photo Two)



Landing (Stairs From The Kitchen)



The landing gives access to the remaining bedrooms, shower room and has the benefit of having a double linen storage cupboard.

Bedroom One

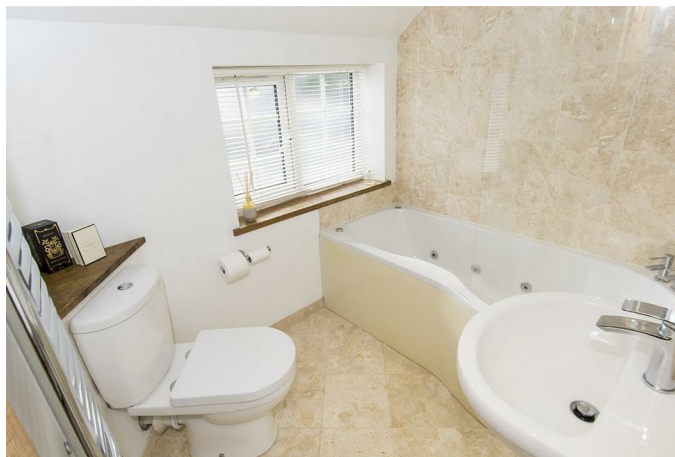


This double bedroom has a Juliet balcony with a set of French doors that open onto the garden. Two Velux roof windows and a window to the front aspect - allowing for sunlight to truly brighten this magnificent room. This bedroom also benefits from built in wardrobes and a radiator.

Bedroom One (Photo Two)



Bedroom One En-Suite



Bedroom Three 10'10" x 10'9" (3.30m x 3.28m)



A double bedroom with a window to the front aspect. Built in wardrobes and a radiator.

Bedroom Four 14'3" x 8'7" (4.34m x 2.62m)



This single bedroom is currently being used as a work from home office. There is a window to the front aspect and a radiator. The shower room could be used as an En-suite.

En-suite/Shower Room



Fitted with a low-level W/C, wash hand basin set into a vanity unit and a shower cubicle with sliding doors. Ceramic wall tiles and vinyl tiled flooring throughout. Heated towel rail.

Garden



The garden is perfect for families with young children and pets due to its private nature. The lawn area is edged by attractive sleepers. There are two paved patio areas - one being at the top of lawn which is a great area for al fresco dining during the summer months. A gate leads to the outside.

Garden (Photo Two)





Rear Aspect Photo



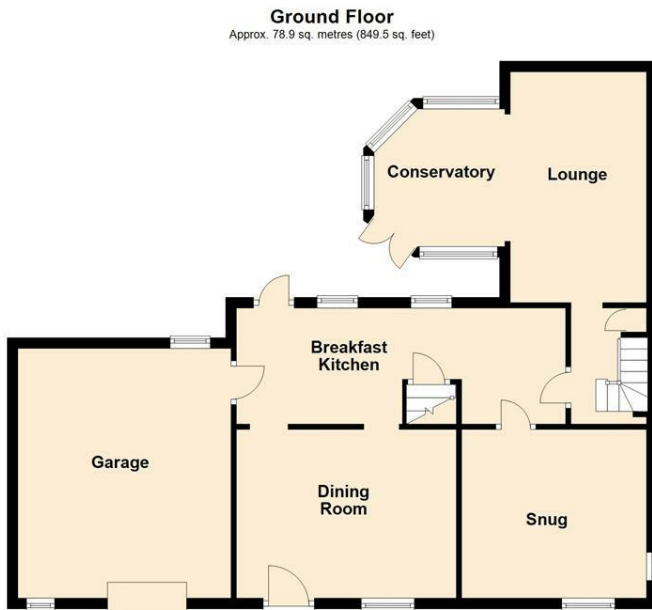
Garage

The garage can be accessed via the village lane. There property does not have any off road parking, but there is ample space for on street parking in front of the Cottage.

Note For Prospective Buyers

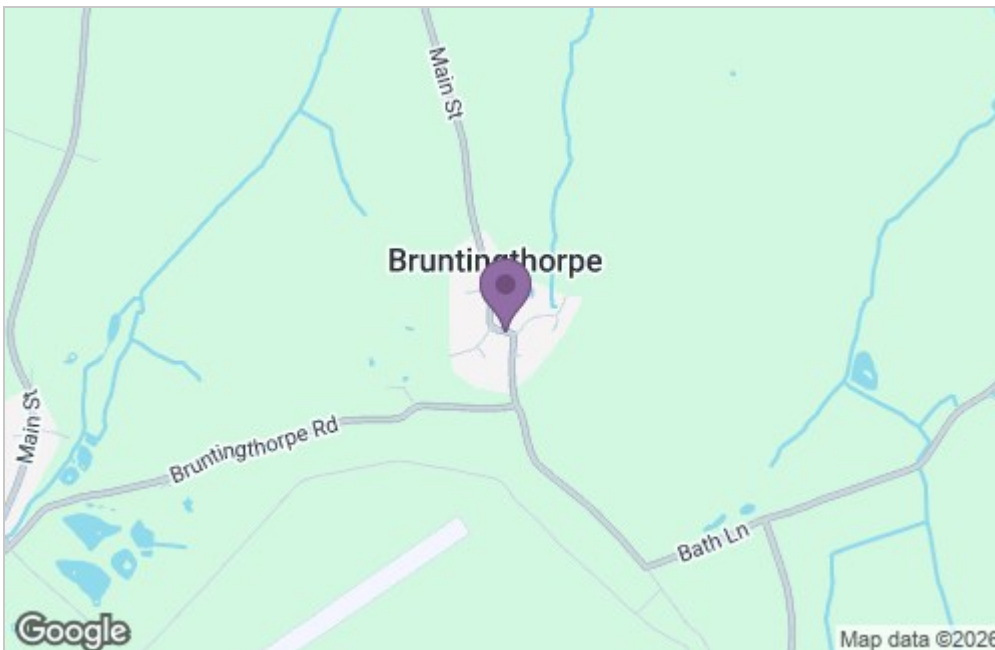
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

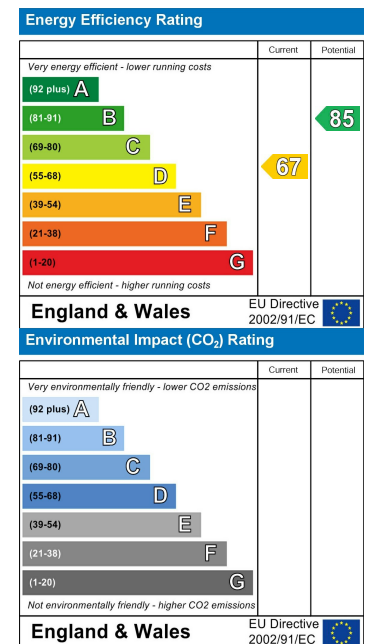


Total area: approx. 139.0 sq. metres (1496.5 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise