



ROB LETTS

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# Burnlea, Shiptonthorpe

Offers Over £250,000

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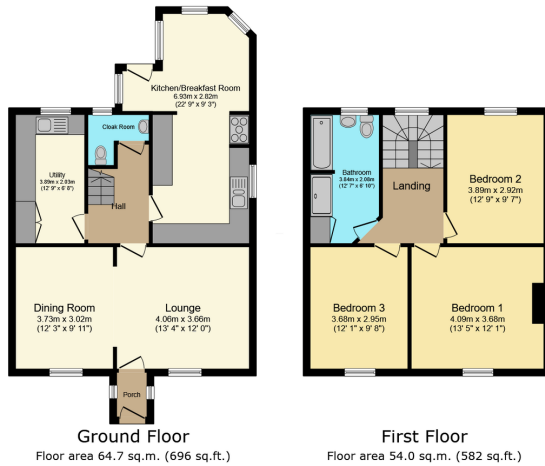
Burnlea is a deceptively spacious and characterful cottage located within the popular village of Shiptonthorpe, offering approx **1,280 sq ft of versatile living space** that combines traditional charm with practicality. The property provides a welcoming layout beginning with a cosy lounge centred around a **feature fireplace with exposed brick**, creating a warm and inviting living space. An archway leads through to a separate dining room, ideal for family meals or entertaining.

To the rear of the house sits the standout feature of the home – a **beautiful 23ft kitchen and breakfast room** fitted with solid wood work surfaces, a range-style cooker, integrated appliances, recessed lighting and tiled flooring. This generous room provides an excellent hub for everyday living. A **large utility room and ground floor cloakroom** add further practicality.

Upstairs are **three well-proportioned bedrooms**, including a principal bedroom with original cast iron fireplace, alongside a modern **four-piece family bathroom** with both bath and separate shower. Outside the property enjoys a **private enclosed garden described as a real sun trap**, together with gated parking and a **detached garage with power, lighting and loft storage**.

Offering excellent space, character and convenience, Burnlea represents fantastic value for buyers seeking a spacious village home.

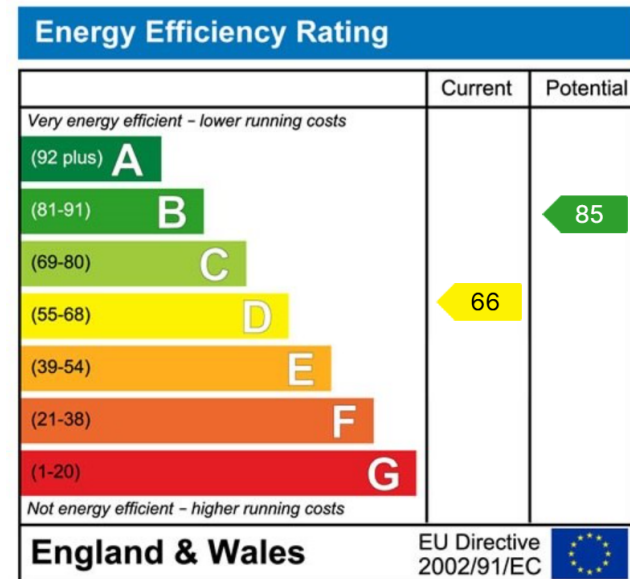




Total floor area: 118.7 sq.m. (1,278 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Nearly 1,280 sq ft of living accommodation
- Beautiful 23ft kitchen and breakfast room
- Solid wood work surfaces and range-style cooker
- Cosy lounge with feature fireplace
- Large utility room providing excellent storage
- Three well-proportioned double bedrooms
- Four-piece bathroom with bath and separate shower
- Enclosed sun-trap rear garden ideal for relaxing
- Detached garage with power, lighting and loft storage
- When enquiring about this property, please quote ref: RL0918



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