

Donkey Cart Barn Main Street, Bruntingthorpe, LE17



£395,000

Located in the charming village of Bruntingthorpe, this stunning semi-detached cottage offers a delightful blend of character and modern living. With three well-appointed bedrooms, this property has been thoughtfully enhanced by the current owners, making it an ideal lock-up-and-go home for those seeking convenience and comfort. Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious lounge diner. This inviting space features a woodburning stove, creating a warm atmosphere perfect for entertaining friends and family. The modern fitted kitchen is a chef's dream, boasting sleek gloss cabinets, a NEFF eye-level double oven, and a five-zone induction hob with an extractor fan. The kitchen also includes a composite bowl and a half sink unit with mixer taps, an integrated fridge freezer, and practical recycling bin storage. The oak beams on the ceiling and under pelmet lighting add a touch of elegance, while the slate flooring and front-facing window enhance the room's appeal. Convenience continues with a utility room and a ground floor shower room, catering to all your practical needs. Upstairs, the master bedroom features French doors that open onto a delightful rooftop garden, complete with composite decking—an ideal spot for enjoying the outdoors. Two additional bedrooms provide ample space for family or guests, complemented by a spacious family bathroom that includes a separate shower. Externally, the property is accessed via a shared drive and includes a garage along with a block-paved driveway, offering a designated parking space. This cottage is not just a home; it is a lifestyle choice in a picturesque village setting, perfect for those looking to enjoy the tranquillity of rural living while remaining close to local amenities.

Service without compromise

Hall



Enter via a composite front door into the hall to where you will find the staircase that rises to the first floor. There is a useful understairs storage cupboard and there is plenty of space to hang your outdoor coats. Oak laminate flooring throughout and a radiator.

Lounge/Diner



A perfect relaxing and entertaining space with a woodburning stove set into an inglenook fireplace with a brick hearth and oak beam mantle. Two windows to the front aspect and one to the rear allow an abundance of natural light to flood in. There is ample room for a full sized dining table. Oak laminate flooring throughout and two radiators.

Dining Area



Breakfast Kitchen 15'5" x 9'2" (4.70m x 2.79m)



Fitted with new modern gloss cabinets and worksurfaces, NEFF eye level double oven, five zone induction hob with an extractor fan, composite bowl and a half sink unit with mixer taps, an integrated fridge freezer and Bosch dishwasher. There is useful recycling bin storage also. Oak beams to the ceiling and under pelmet lighting. Slate flooring and a window to the front aspect.

Breakfast Kitchen (Photo Two)



Shower Room 7' x 3'10" (2.13m x 1.17m)



Utility 12'5" x 6'10" (3.78m x 2.08m)



Fitted with modern gloss cabinets with complimenting surfaces, sink with drainer and mixer taps. There is space for a washing machine and tumble dryer. A UPVC cottage style door gives access to the double garage. The store cupboard houses the Worcester Bosch gas central heating boiler and the hot water cylinder. A window to the side aspect.

Fitted with a low-level W/C, pedestal hand wash basin and a double width shower with sliding doors. Ceramic wall and floor tiling throughout and a radiator.

Landing



The galleried landing has a window to the rear aspect and bespoke fitted book shelves. There is also access into the partly boarded loft via a fitted loft ladder.

Master Bedroom 15'5" x 10'9" (4.70m x 3.28m)



A king sized bedroom with a dual aspect windows to the side and front. An exposed timber across beam to the ceiling. A set of steps lead up to a set of French doors that open onto the stunning roof garden.

Bedroom Two 10'2" x 9'10" (3.10m x 3.00m)



A double bedroom with a window to the front aspect, oak laminate flooring and a radiator.

Bedroom Three 10'5" x 6'10" (3.18m x 2.08m)

A single bedroom that is currently being used as a dressing room. A window to the front aspect. Herringbone laminate flooring throughout and a radiator.

Bathroom 10'4" x 5'6" (3.15m x 1.68m)



The generous bathroom is fitted with a low-level W/C, hand wash basin set onto a bespoke drawer unit, bath with shower attachment taps, a separate corner shower cubicle with dual heads and a chrome heated towel rail. Luxury vinyl flooring throughout and an opaque window to the rear aspect.

Roof Garden



Composite decking with well stocked pots and ample room for a dining table to enjoy al fresco dining and relaxing in the summer months. The roof garden has a very private feel and could be used all year round. This can be accessed via a set of French doors in bedroom one or by a metal spiral staircase from the outside.

Roof Garden (Photo Two)



Garage 12'10" x 11'5" (3.91m x 3.48m)



Outside & Parking



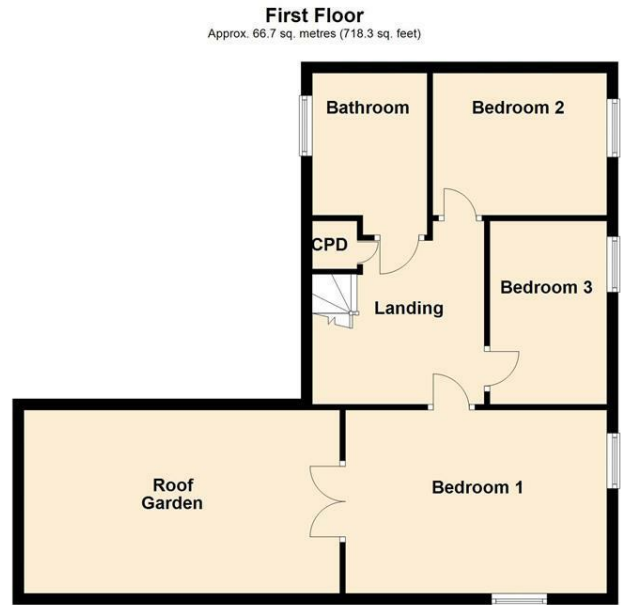
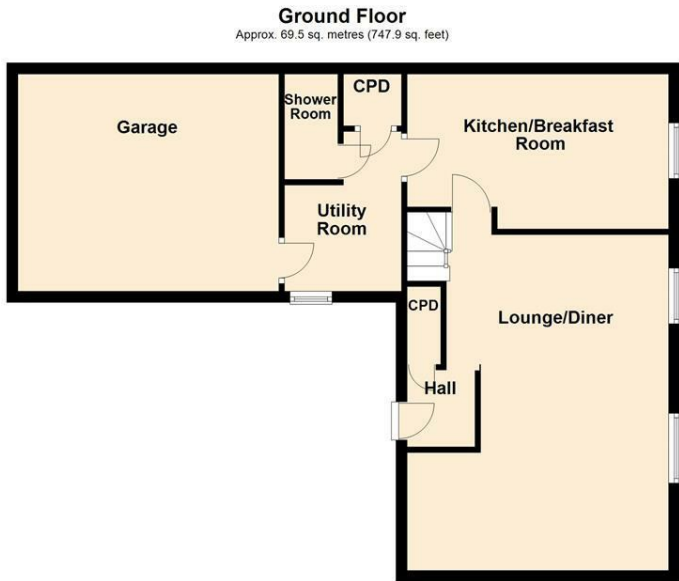
The block paved drive has off road parking for one car and a spiral staircase gives access to the roof top garden.

The garage can be accessed via an electric door.

Note For Prospective Buyers

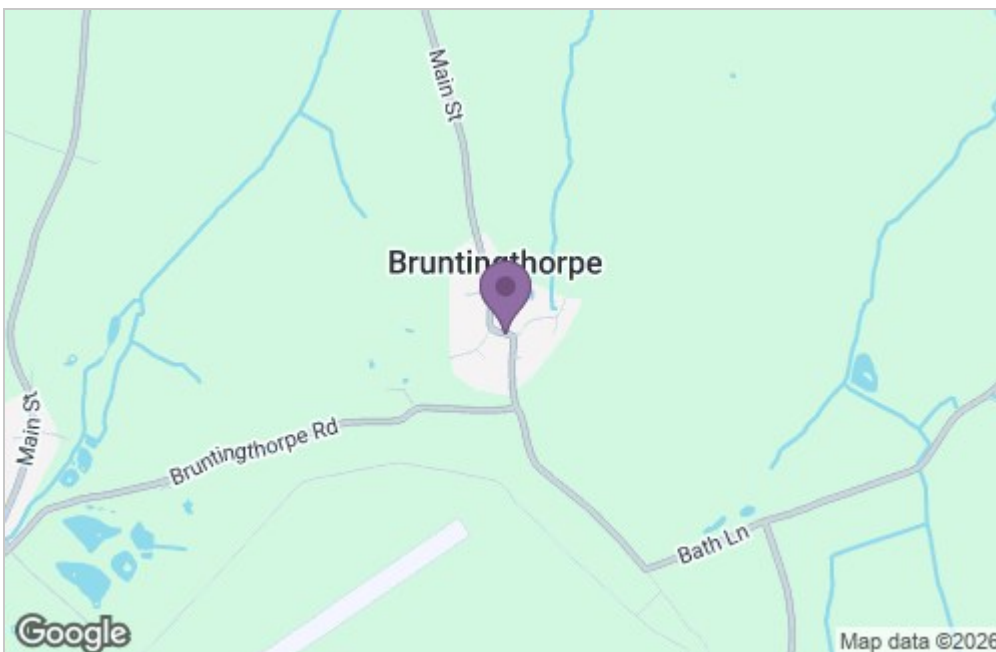
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

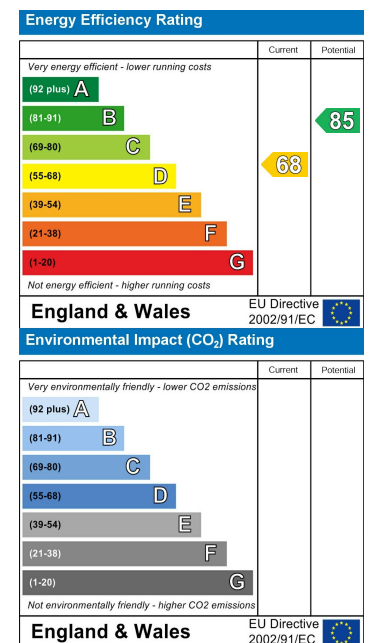


Total area: approx. 136.2 sq. metres (1466.2 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise