

## Crossways, Main Street, Bruntingthorpe, LE17 5QE



### Offers Over £450,000

A rare opportunity to secure a beautifully presented four-bedroom detached period cottage in the highly sought-after village of Bruntingthorpe, offering a superb blend of character, space and flexible family living, all with the advantage of no onward chain.

Set within a charming village setting, this attractive home combines traditional features with a layout ideally suited to modern living. The ground floor offers a welcoming dining hall with exposed character features, leading to a well-appointed breakfast kitchen and multiple reception spaces. A cosy snug with open fire creates a warm focal point, while the rear lounge flows seamlessly into a bright conservatory, opening onto the garden perfect for both everyday family life and entertaining.

The accommodation is thoughtfully arranged to provide flexibility, including two staircases which allow for versatile living arrangements such as multi-generational use or home working. Upstairs, the principal bedroom benefits from an en suite, alongside further well-proportioned bedrooms and additional bathroom facilities.

Externally, the property enjoys a private rear garden with patio areas ideal for outdoor dining, along with a garage and convenient parking to the front. The garden provides a peaceful space to relax and enjoy the village surroundings.

Bruntingthorpe is a popular and well-connected village, offering a balance of rural charm and accessibility, with easy access to nearby towns and transport links.

Properties of this style, location and flexibility are rarely available at this price point. Early viewing is highly recommended.

*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.



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.





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.



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.



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 En-Suite

Fitted with a low-level W/C, wash hand basin and panelled bath with shower fitment over. Ceramic wall tiles and tiled flooring throughout. Heated towel rail.



## 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 En-Suite



Fitted with a low-level W/C, wash hand basin and panelled bath. Part-tiled walls and flooring. Heated towel rail. Double-glazed window to front elevation.



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.

## 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.

