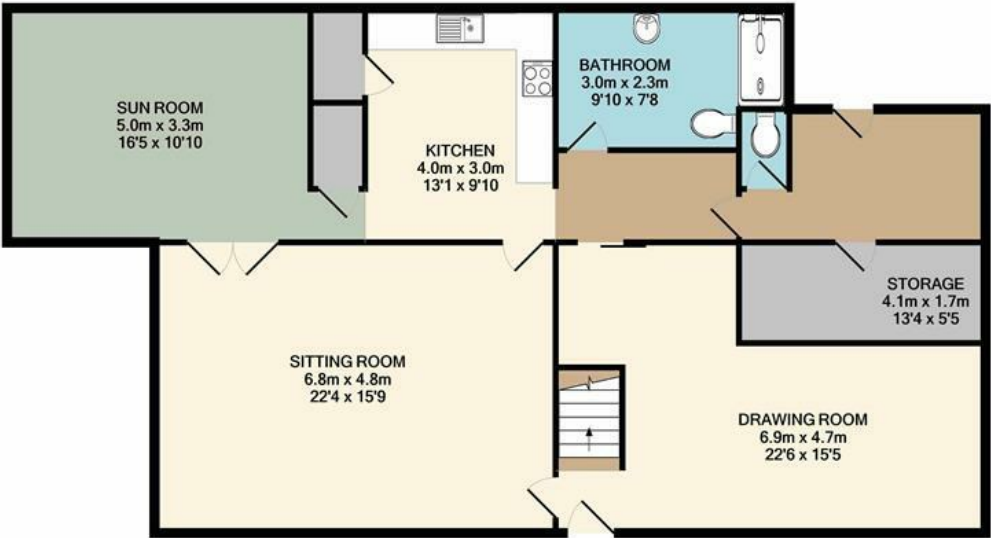
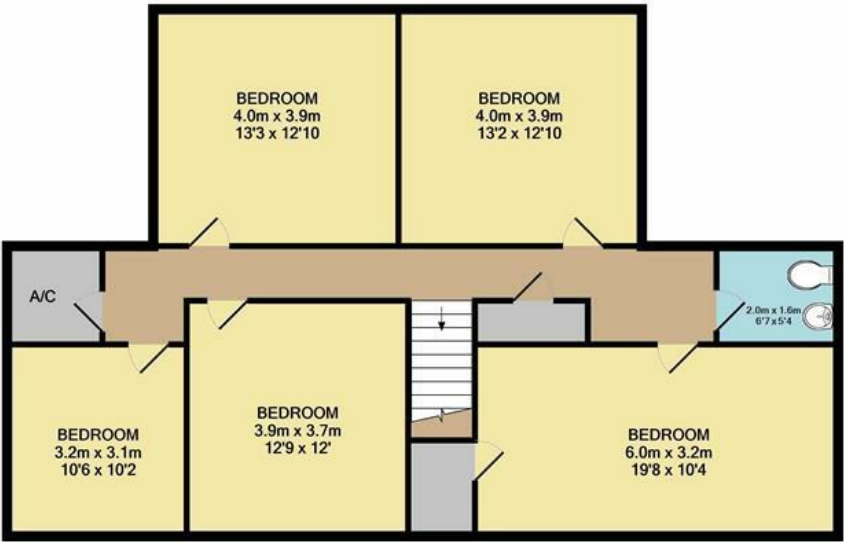




Green Lane | Little Melton | NR9  
Guide Price £500,000



GROUND FLOOR  
APPROX. FLOOR  
AREA 122.4 SQ.M.  
(1318 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 96.8 SQ.M.  
(1043 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 219.3 SQ.M. (2361 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



abbotFox Bespoke presents Laburnum Cottage, an attractive five bedroom detached home within mature grounds of approximately 1.4 acres (stms).

The property enjoys generous proportions throughout and comprises; entrance hall, sitting room, drawing room, sun room, kitchen breakfast room, ground floor bathroom. The first floor provides five bedrooms and a WC. The property enjoys far reaching countryside views to the rear.

Outside, the property is approached via a long sweeping driveway, grounds are mainly laid to lawn with a good variety of specimen trees and a pond. There are various outbuildings including a garage.

Please note that the property requires updating throughout.

