37 Rushes Lane
Lubenham
LE16 9TN

Offers in excess of £270,000

OSCAR JAMES

...expect excellence

FLOOR PLANS

KITCHEN
9'9" x 8'4"
2.96m x 2.54m

DINING ROOM
12'0" x 10'5"
3.65m x 3.18m

LOUNGE
14'7" x 13'9"
4.45m x 4.20m

HALL

CUPBOARD

UP

1ST FLOOR

BATHROOM
8'6" x 5'9"
2.60m x 1.74m

BEDROOM
11'9" x 7'7"
3.58m x 2.30m

BEDROOM
14'10" x 13'9"
4.52m x 4.20m

CUPBOARD

DOWN

LANDING

TOTAL FLOOR AREA : 851 sq.ft. (79.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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At a glance...

- Light and airy lounge space
- Fully fitted kitchen/diner
- Two beautifully dressed bedrooms
- Well thought out shower room
- Court yard garden
- Off road parking for two cars

WHAT'S GREAT?

Tucked away down a quiet lane in the village of Lubenham, this charming two-bedroom cottage perfectly blends rustic character with modern comfort. Thoughtfully decorated throughout, the property exudes warmth and style.

Step inside to find a cosy lounge with a welcoming open fire, and a newly fitted kitchen/diner finished to an exceptional standard. Upstairs, the cottage features 2 generously sized bedrooms and a country-style bathroom complete with a shower, adding to its timeless appeal.

Outside, a quaint front courtyard offers the perfect spot to relax and soak in the peaceful village surroundings.

Lubenham itself is a true gem — a close-knit community with the beauty of the countryside just moments away.

To arrange a viewing, please contact Oscar James.

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SELLER'S SECRET

We love the quiet and tranquillity of our beautiful home.

Why we like it....

Beautifully renovated rural retreat.
Simply a delight.

To buy or not to buy....

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OSCAR JAMES

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