

37 Rushes Lane
Lubenham
LE16 9TN

Offers in excess of £270,000

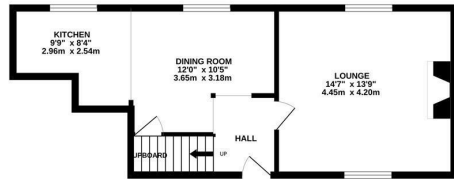


OSCAR JAMES

...expect excellence

FLOOR PLANS

GROUND FLOOR



1ST FLOOR



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.

...expect excellence



SELLER'S SECRET

We love the quiet and tranquillity of our beautiful home.



Why we like it....

Beautifully renovated rural retreat.
Simply a delight.

OSCAR JAMES

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To buy or not to buy....
