



Cobblers End, Little End, Bruntinghorpe

Leicestershire, LE175QJ

MOORE
& YORK



Property at a glance:

- Spacious detached home
- Four good sized bedrooms
- Home office
- Lounge with multi-fuel stove
- Amazing kitchen dining space
- Bi-fold doors to garden
- Views to countryside
- Upgraded and improved throughout
- Backwater village location
- Travel routes nearby

£525,000 Freehold



A wonderful family home located adjacent to rolling farmland in this peaceful village which has undergone a total transformation in recent years with carefully thought out renovations carried out by the present owners for their own occupation. The living spaces are excellent: a spacious lounge with multi-fuel stove, home office and front to back kitchen and dining room with island and bi-fold doors to the garden. The four first floor bedrooms can all house a double bed with room to spare and the three bath/shower rooms complete a very impressive specification indeed!

BRUNTINGTHORPE

Bruntingthorpe is a popular south Leicestershire village flanked by some of Leicestershire's most attractive rolling countryside. The village itself offers a parish church, pub, restaurant, garage and further shopping facilities can found in the nearby towns of Lutterworth, Market Harborough and Leicester. For the commuter, the M1 is accessible at Junction 20, the A14 lies to the south, and mainline rail services are available at Market Harborough, Leicester and Rugby.

EPC RATING

The property has an EPC rating of 'C' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

FRONTAGE & PARKING

The frontage slopes gently away from the property and provides parking for four or five vehicles with gated access to the rear garden at the side of the house.

PORCH

The canopied porch offers a sheltered spot ideal for greeting guest undercover and gives access to the hall via a composite door with decorative windows and matching side screens.

HALL

4.97m x 1.77m (16' 4" x 5' 10") A very impressive and welcoming reception space with under stairs storage and feature window within the rear stairwell giving great natural light to the area. Glazed doors lead off to the lounge, home office and kitchen diner.





HOME OFFICE

3.65m x 1.95m (12' 0" x 6' 5") Perfect for working from home or maybe a gaming space for the family, this room enjoys a lovely outlook to the front elevation.

LOUNGE

4.61m x 3.63m (15' 1" x 11' 11") min. With french doors to the garden and two radiators this is a fab space for entertaining or simply unwinding after a hard day with the real feature being the corner positioned multi-fuel stove.

KITCHEN & DINING ROOM

6.93m x 3.65m (22' 9" x 12' 0") The kitchen being beautifully re-fitted and appointed with attractive cabinets to base and eye level with centre island, quartz counter tops and integrated appliances with dual aspect to front/rear, bi-folding doors to the garden making summer entertaining a breeze and ample room for dining. A door at the side connects off to:

UTILITY ROOM

3.45m x 2.41m (11' 4" x 7' 11") With lots of rooms for cloaks/boot room usage as well as stacked washer/dryer space and units with on-set sink, windows to rear and side with door leading to the side elevation and internal doors to the garage storage area (formerly the garage with part conversion to form the boot room) and to the ground floor WC.

GROUND FLOOR WC

1.65m x 0.84m (5' 5" x 2' 9") 1.65m x 0.84m (5' 5" x 2' 9") max. With two piece white suite and wall mounted central heating boiler to wall cabinet.

STORAGE GARAGE

3.38m x 2.44m (11' 1" x 8' 0") Approx. With Roller shutter door providing easy access to the frontage and driveway. Lighting and power.

FIRST FLOOR LANDING

3.20m x 4.56m (10' 6" x 15' 0") max. With loft hatch, large window to the stairwell allowing excellent ambient light, built in 'airing' cupboard with hot water cylinder and access to all four bedrooms plus the family bathroom.

MASTER BEDROOM & DRESSING AREA

5.94m x 3.63m (19' 6" x 11' 11") A fabulous statement room with a dual aspect to rolling farmland beyond the property's side and rear boundaries, two radiators, dressing area with ample storage and matching chest of drawers plus twin bedside cabinets and further Upvc window to the front elevation adjacent to which is a door off to:

EN-SUITE SHOWER ROOM

2.38m x 1.44m (7' 10" x 4' 9") Refitted with a contemporary three piece suite comprising full width double shower cubicle and vanity unit with integrated basin and WC with concealed cistern. Towel radiator, ceiling lighting and extractor fan.









BEDROOM TWO

4.66m x 2.42m (15' 3" x 7' 11") min. With half-dormer window to the front elevation, ceiling lighting, radiator and door leading off at the rear to:

EN-SUITE SHOWER ROOM

2.42m x 1.18m (7' 11" x 3' 10") With full width shower cubicle, wash basin and WC plus wall tiling, towel radiator and Upvc window to the rear elevation.

BEDROOM THREE

3.64m x 2.17m (11' 11" x 7' 1") With Upvc window overlooking both the private garden and open farm land beyond, radiator, ceiling light point.

BEDROOM FOUR

3.09m x 2.64m (10' 2" x 8' 8") min. With half-dormer window to the front elevation, ceiling light, radiator and useful wardrobe recess.

FAMILY BATHROOM

2.34m x 2.64m (7' 8" x 8' 8") max. With three piece suite comprising bath with screen and shower, pedestal wash basin and close coupled Wc, towel radiator, ceiling lighting and Upvc window to the front elevation.



REAR GARDEN

The rear garden is private and laid in the main to hard landscaping including various graveled spaces and paving creating a very low maintenance and practical space which retains interest to the eye.

COUNCIL TAX BANDING

The property is rated as council tax band 'E' by Harborough Borough Council.

TENURE

We understand the property is held Freehold.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.



PLOT / FLOOR PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

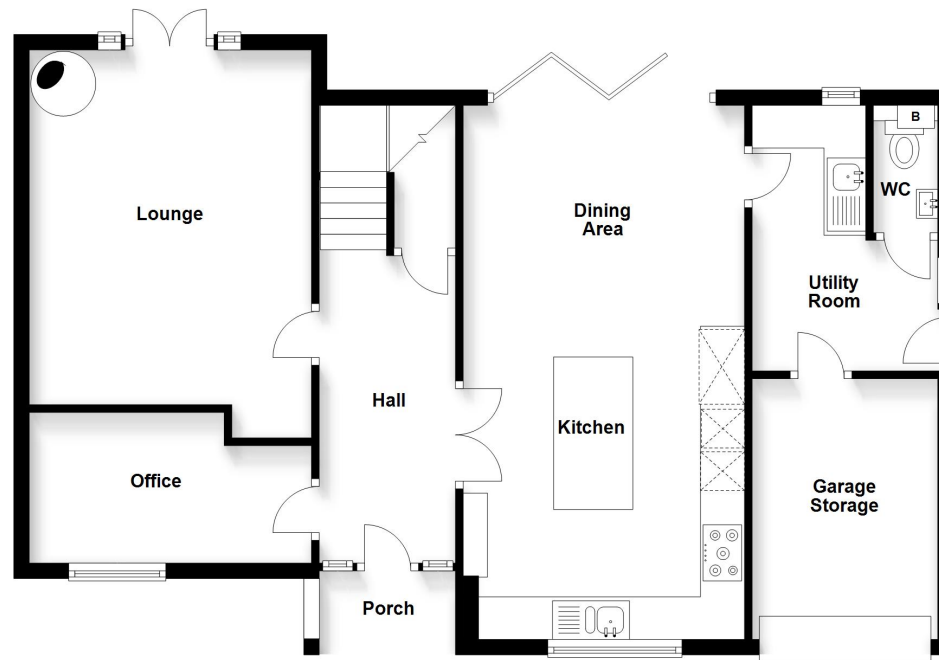
IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

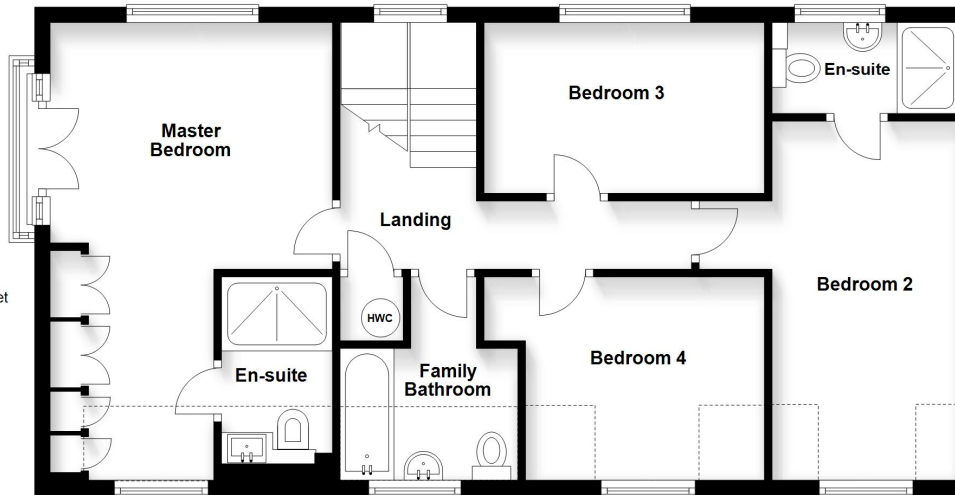




Ground Floor
Approx. 867.7 sq. feet



First Floor
Approx. 755.8 sq. feet



Total area: approx. 1623.5 sq. feet

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

