



Guide Price £650,000 | Freehold

Main Street, Glapthorn PE8 5BE





## Key Features & Description

- No Forward Chain
- Four Double Bedrooms
- Garage
- Parking for Five Cars
- EV Charger
- Private Rear Garden
- Two Reception Rooms
- Kitchen/Breakfast Room
- Quiet Village
- Naturally Light

Formerly two cottages, Laburnham cottage is the perfect blend of modern comforts with character charm. This much-loved family home has been taken to the next level, with bespoke kitchen cabinets, new casement windows and doors in heritage colours, a new log burner in the living dining room, upgraded family bathroom and neutral decoration and flooring.

Those all-important 'must haves' for the discerning buyer are provided - externally there is a large and private south facing garden and driveway parking for up to 5 cars as well as a garage. Internally, the ground floor has a boot room with utility cupboard, a downstairs cloakroom, a kitchen breakfast room with space for a large dining table, plus two further reception rooms.

On the first floor, the main bedroom has wonderful views of the garden, an ensuite shower room, space for a super king size bed and two double wardrobes. The other three bedrooms are all large doubles, two with built in wardrobes. The family bathroom has a freestanding bath and a separate shower, all appointed with quality fixtures.

This well-balanced family home provides good size accommodation on both floors yet still has the capacity for a new owner to extend should they wish (STPP), as Laburnham cottage is neither Listed nor in the Conservation Area.

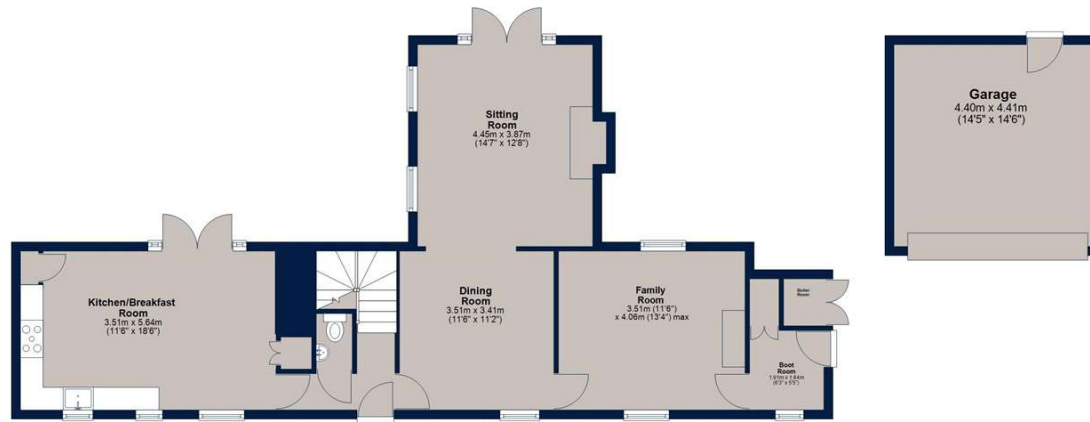
Decorated in tasteful tones with the added benefit of being naturally light throughout, with the majority of rooms being dual aspect. Additionally, this property is offered with no forward chain.





### Ground Floor

Approx. 98.4 sq. metres (1059.0 sq. feet)



### First Floor

Approx. 73.6 sq. metres (792.2 sq. feet)



Total area: approx. 172.0 sq. metres (1851.2 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro  
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