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ESTATE AGENTS



“Bumble Bee Cottage”



Bumble Bee Cottage
Main Street
Burton Overy
LE8 9DL



“Bumble Bee Cottage”

Nestled in the heart of Burton Overy, this traditionally built, detached three-bedroom cottage constructed in 2019 offers the perfect blend with its charming cottage exterior and contemporary high quality interior, whilst benefitting from a potential annexe known as ‘The Cart Shed’ situated in the rear garden, providing excellent flexibility to be used in a variety of ways.





Property Highlights

This extremely well finished detached residence offers a unique opportunity with its host of high specification fixtures and fittings to include Venetian stone and slate to the walls, a bespoke German kitchen fitted by Sherwin Hall, under floor heating, magnetic shutters to the front window, large aluminium framed full height windows, bi-folding doors to the rear elevation and a stunning bathroom suite.

Situated in one of the most sought after rural locations within south Leicestershire, Burton Overy offers a tranquil and idyllic setting within a stones throw of the rolling countryside. The property is situated within close walking distance of the village church, public house with restaurant, active village hall and local farms supplying fresh milk and eggs. The thriving town of Market Harborough is just a short drive with access to the train station offering superb commuter links into London in under one hour. The well regarded Leicester Grammar School and Stoneygate School are both within close driving distance.

Entrance is gained via the side elevation with a bespoke, ornate metal gate way providing secure access to a side courtyard with Indian sandstone paving and a glazed covered roof over. The aluminium coated and glass paned front door with side light window provides access into the impressive accommodation with the master lighting dimmer panel immediately to the right, controlling all ground floor lighting and to the landing.

Property Highlights

On entering the property, you are greeted with a contemporary open plan ground floor layout, zoned expertly with the high quality fixtures and fittings, and benefitting from engineered oak laminate flooring with under floor heating, access to the cloakroom cupboard and a staircase with glazed balustrade rises to the first floor landing.

To the right is an open plan kitchen with a bespoke German kitchen supplied and fitted by Sherwin Hall. The kitchen comprises a range of seamless eye and base level units with under counter lighting, a Quartz worktop with upstand and splash back, and a Neff induction hob with concealed extraction above. There is also a generous central island with breakfast bar and additional unit storage, an inset porcelain sink and handmade glass lighting pendants over. A range of high quality appliances include a Circotherm Neff Oven, Neff combined microwave and oven, Neff warming drawer, mirrored fridge and freezer units and a Bosch dishwasher and washing machine, specifically chosen for their low noise emittance. The kitchen has been expertly designed with its floor to ceiling storage, large pantry cupboard, twin drink glass cupboards and further storage cupboard housing the underfloor heating controls.



Property Highlights

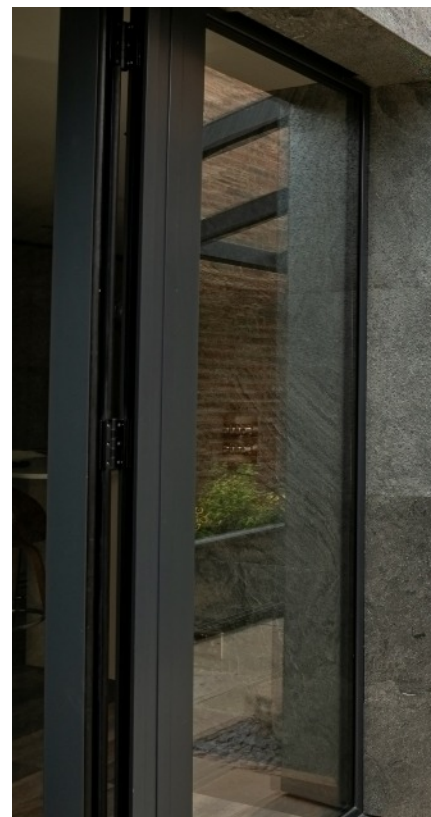
Well-proportioned and tasteful open plan sitting room offering a generous and flexible space with bi-folding doors out to the rear courtyard benefitting from a west facing aspect, a large glazed window and sky light window injecting an abundance of natural light. The contemporary space is complimented with a modern style electric fireplace, integrated television and illuminated display areas, all framed and finished with Venetian slate to the walls.

The attractive staircase with glass balustrade rises to the first floor landing with Venetian stone to the walls and a central hanging pendant offering incredible focal points.

Two double bedrooms, the second bedroom with high vaulted ceilings, LED spotlights, a view of the rear garden and fitted wardrobes.

The main bedroom is situated to the front elevation with two sets of large mirrored wardrobes, 5-amp light circuit on dimmable switching, TV point and dimmer spotlights. The fully boarded loft is accessed via a loft ladder.

Beautifully appointed bathroom finished with Laura Ashley floor to ceiling tiling, a heated towel rail and a five piece suite to include a tiled enclosed bath with shower attachment, a double shower unit with Hansgrohe shower, low level WC, bidet, a beautiful Laura Ashley vanity enclosed wash hand basin with marble top and benefits from underfloor heating.





Outside

The 'Cart Shed' offers a fully converted potential annexe entered via the characterful timber front door with entrance hall, fully carpeted large bedroom and en suite facility. This fantastic space, with minor alterations could be used as a third bedroom, home office, home gym independent living for extended family or a possible Airbnb, with great success for other properties in the village already.

The west facing rear courtyard garden offers the perfect retreat with low maintenance and entertaining in mind. Finished to a high standard after being professionally landscaped with Indian sandstone paving, modern lighting, planted raised flower bed with a water feature, Aco drain and storage cupboard. There is access to 'The Cart Shed' boasting a timber exterior and blue slate roof.

Measurements

Living Room

5.23m x 3.18m
(17'2" x 10'5")max

Dining/Kitchen

4.67m x 4.34m
(15'4" x 14'3")max

Main Bedroom

4.65m x 4.55m
(15'3" x 14'11")max

Bedroom Two

3.33m x 3m
(10'11" x 9'10")max

Bathroom

4.22m x 1.37m
(13'10" x 4'6")

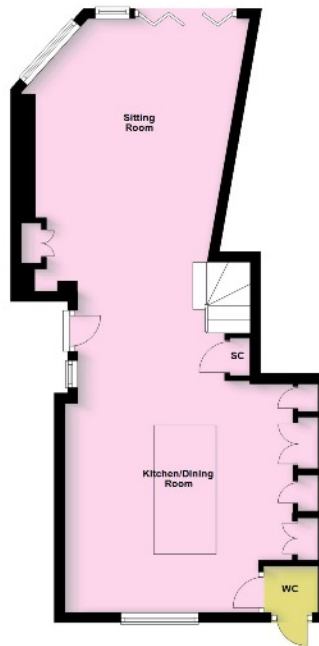
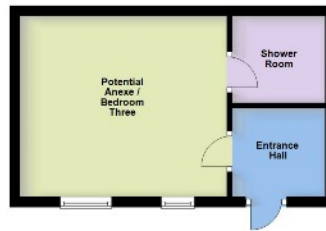
Potential Annexe / Bedroom Three

4.06m x 3.56m
(13'4" x 11'8")

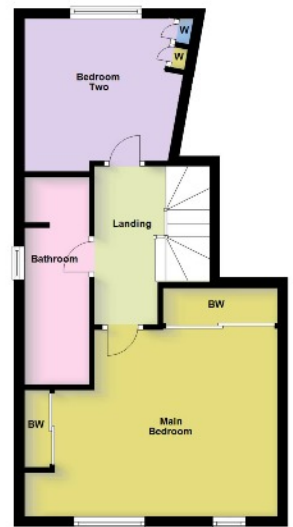
Shower Room

1.83m x 1.7m
(6'0" x 5'7")

Ground Floor



First Floor



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