

JAMES
SELICKS

15 LITTLE LUNNON

DUNTON BASSETT, LEICESTERSHIRE



15 Little Lunnon
Dunton Bassett
Lutterworth
Leicestershire
LE17 5JR

A beautifully styled four bedroom detached family home located in the centre of a large plot extending to approximately 0.14 acres, abutting open fields to the rear. The property is thought to offer scope for further extension possibilities, subject to the necessary planning consents.

Entrance hall • sitting room • generous breakfast kitchen • inner lobby • family room • conservatory • utility room • ground floor cloakroom • four bedrooms • bathroom • deep front garden • driveway • single garage • beautiful rear gardens • open field aspect to rear • EPC – D

Location

Dunton Bassett is a desirable thriving south Leicestershire village with a strong sense of community and good local amenities, with particularly good access to road networks and local centres of employment. The village is accessed off the main A426 within close proximity of Lutterworth (approximately 4 miles) and Broughton Astley (approximately 1.5 miles) where a larger selection of amenities can be found. The village is well placed for motorway access in Lutterworth (M1 Junction 20) and a 50 minute high speed train service to London Euston can be accessed from Rugby station (approx. 11 miles away).

Accommodation

The property is entered via a composite front door into an entrance hall housing the stairs to the first floor and an understairs storage cupboard beneath. The sitting room has a uPVC double glazed window to the front elevation and a feature cast iron log burner with a slate hearth. The breakfast kitchen has a uPVC double glazed window and boasts an excellent range of cream fronted eye and base level units and drawers, oak blockwood preparation surfaces, an inset one and half bowl stainless steel sink unit with mixer tap over, metro tiled splashbacks, plumbing for dishwasher, integrated Smeg professional double oven with five-ring gas hob and stainless steel extractor hood above, breakfast bar space, inset ceiling spotlights, tiled flooring and uPVC double glazed French doors with windows either side leading out onto the patio. An inner lobby leads to a family room with a uPVC double glazed window to the front. A utility room with a uPVC double glazed window to the rear provides oak blockwood worktop space, a Belfast sink, metro tiled splashbacks, space and plumbing for an automatic washing machine and houses the wall mounted Worcester gas central heating combination boiler. A ground floor cloakroom with an obscure uPVC double glazed window to the rear and tiled flooring provides a white two piece suite. The conservatory is of brick and uPVC construction with tiled flooring, provides access to the garage and has French doors leading onto the garden.







To the first floor is a return landing with loft access. The large master bedroom has a uPVC double glazed window to the front elevation. Bedroom two has a uPVC double glazed window to the rear. Bedroom three has built-in wardrobes and a uPVC double glazed window to the side. Bedroom four has a uPVC double glazed window to the front. The family bathroom has a white four piece suite comprising a low flush WC, pedestal wash hand basin, a freestanding roll edge bath and a corner shower cubicle with fixed and flexible shower heads, inset ceiling spotlights, fully tiled walls and floor, chrome heated towel rail and an obscure uPVC double glazed window to the rear.

Outside

To the front of the property are deep lawned gardens behind a low level retaining wall with planted borders and a large tarmac driveway providing ample car standing and access to a single garage. To the rear of the property are large paved patio areas and raised lawned gardens with further patio areas to the rear of the plot and a timber playhouse, all enjoying a fantastic outlook over open countryside.

Tenure: Freehold

Local Authority: Harborough District Council

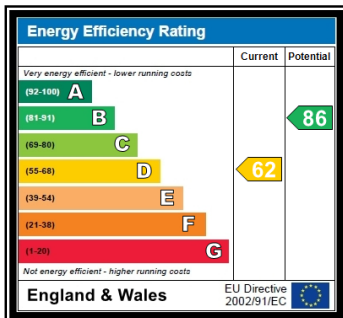
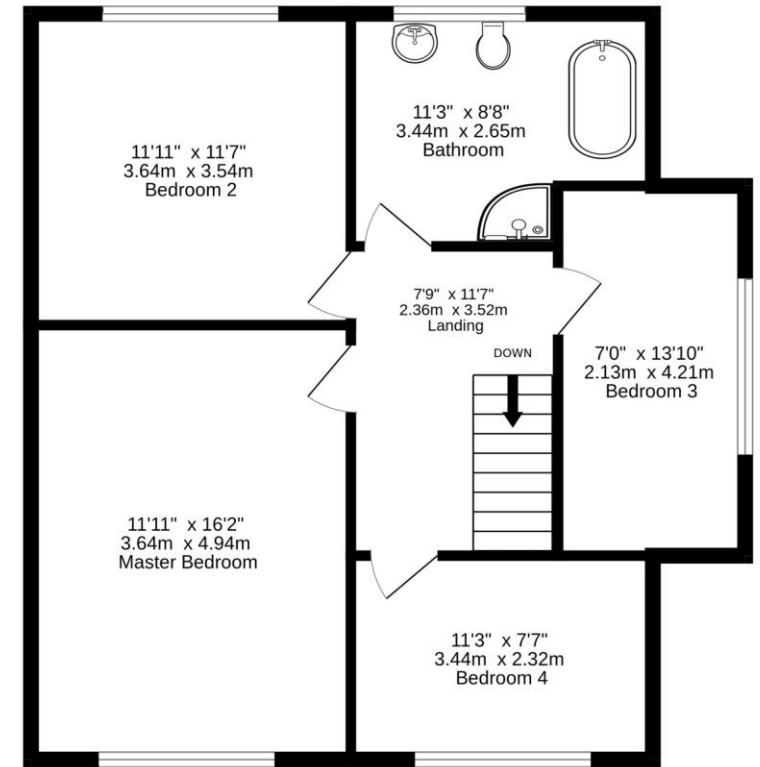
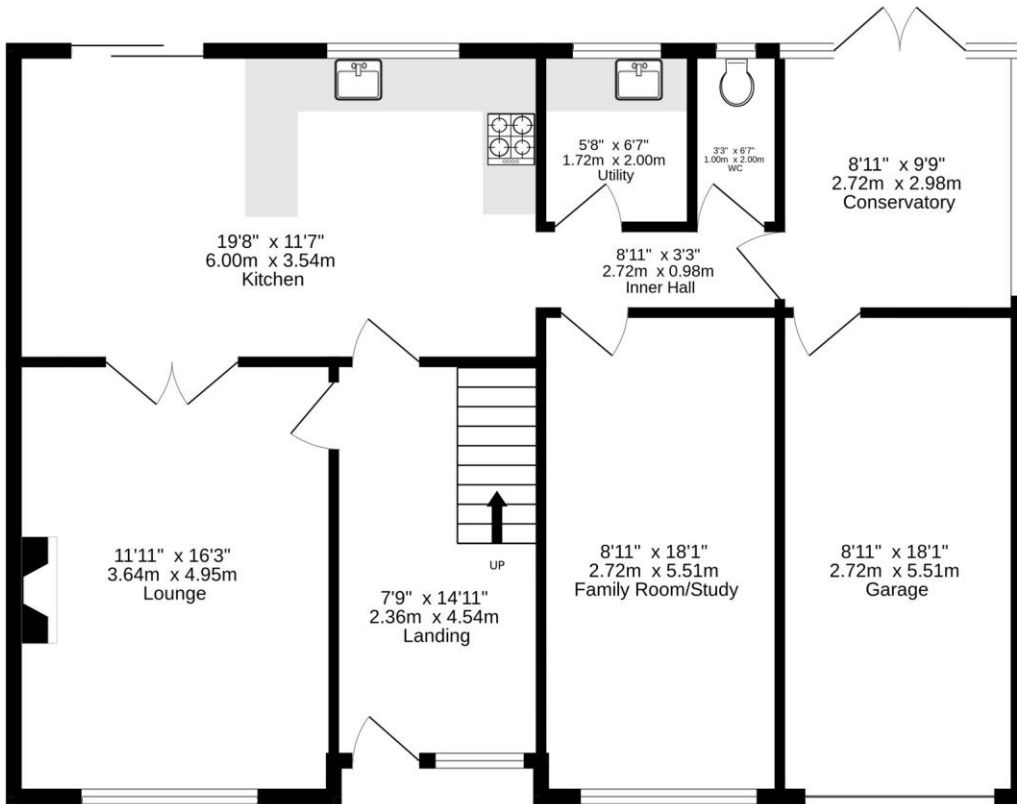
Tax Band: E

Satnav Information : 15, LE17 5JR









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Total Approximate Gross Internal Floor Area = 1485 SQ FT / 138 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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