

Manor Close  
Claybrooke Magna  
LE17 5NS

£534,000

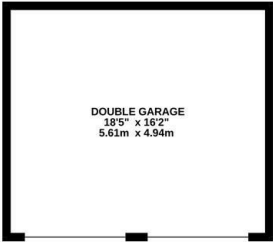


OSCAR JAMES  
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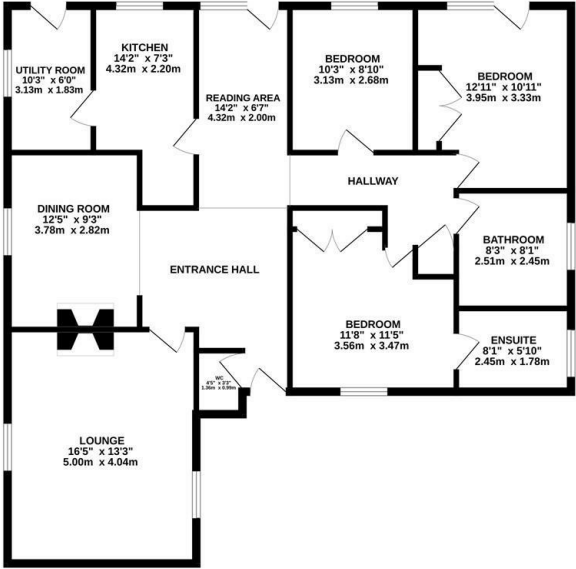


# FLOOR PLANS

BASEMENT  
298 sq.ft. (27.7 sq.m.) approx.



GROUND FLOOR  
1219 sq.ft. (113.3 sq.m.) approx.



TOTAL FLOOR AREA: 1518 sq.ft. (141.0 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...



Living Room and Dining Room With  
Multi Fuel Burner



Fitted Kitchen and Utility Room



Three Double Bedrooms



En-Suite and Family Bathroom



Spacious Garden and Plot



Double Garage and Off Road  
Parking





## WHAT'S GREAT?

Nestled in the charming village of Claybrooke Magna, Lutterworth, this delightful house on Manor Close offers a perfect blend of comfort and convenience. With its desirable location, residents can enjoy the tranquillity of village life while remaining close to local amenities.

The property boasts two inviting reception rooms, providing ample space for both relaxation and entertaining, both rooms benefit from the fantastic multi fuel burning stove. The three well-proportioned bedrooms include a master suite with an en suite bathroom, ensuring privacy and comfort. A family bathroom serves the other bedrooms, making this home ideal for families or those who enjoy hosting guests.

Set on a spacious plot, the property features a generous garden area, perfect for outdoor activities or simply enjoying the fresh air. The double garage and ample off-road parking add to the convenience, making it easy for you and your guests to come and go.

Additionally, the home offers options for disabled access, ensuring that it is welcoming for everyone. This property truly represents a wonderful opportunity to embrace a peaceful lifestyle in a picturesque village setting. Don't miss the chance to make this charming house your new home.

...expect excellence





# SELLER'S SECRET

Claybrooke Magna is a charming Leicestershire village, amenities include a primary school, village hall, and public house. The village is situated just off the A5 and offers easy access to the M69, M1 and M6.



## Why we like it....

This versatile property is ideally situated on a spacious plot and benefits from both double garage and off road parking. The multi fuel burner makes this a cosy and homely property. Viewings are advised.

# OSCAR JAMES

7 St Marys Road | Market Harborough | LE16  
7DS

01858 458 458

[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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