



24 The Mount Dunton Bassett, Lutterworth, LE17 5JL

This exceptional, chocolate box cottage situated in the HIGHLY SOUGHT AFTER village of Dunton Bassett, offers truly OUTSTANDING VIEWS across open fields to the rear aspect.

Offered for sale with NO ONWARD CHAIN, this residence built in the early 1900's is literally brimming with character features, including exposed beams and original fire places.

Situated in a tucked back position from the main road, this superb family home benefits from exceptionally rare views across open countryside.

The accommodation comprises in brief of an entrance porch, large lounge with feature fireplace and exposed beams, a generously proportioned kitchen/diner, with Inglenook fireplace, and integrated appliances. There is also an expansive conservatory stretching six metres wide on the ground floor.

Guide price £450,000

24 The Mount

Dunton Bassett, Lutterworth, LE17 5JL



- Beautiful Detached Chocolate Box Cottage
- Landscaped Japanese Themed Garden
- Huge Conservatory
- Very Sought After Location
- Three Bedrooms
- STUNNING FIELD VIEWS
- Fitted Kitchen With Integrated Appliances
- NO ONWARD CHAIN
- Exposed Beams & Character Features
- Dining Area With Inglenook Fireplace

Entrance Porch

6'0" x 3'5" (1.85 x 1.05)

Lounge

18'5" x 14'6" (5.62 x 4.44)

Diner

14'5" x 11'9" (4.41 x 3.60)

Kitchen

12'5" x 11'3" (3.80 x 3.43)

Conservatory

19'8" x 15'10" (6.00 x 4.83)

Bedroom One

19'1" x 11'11" (5.82 x 3.64)

Bedroom Two

11'10" x 7'11" (3.61 x 2.43)

Bedroom Three

8'11" x 7'10" (2.73 x 2.41)

Dressing Room

9'1" x 7'10" (2.78 x 2.39)

Bathroom

9'3" x 6'5" (2.83 x 1.98)



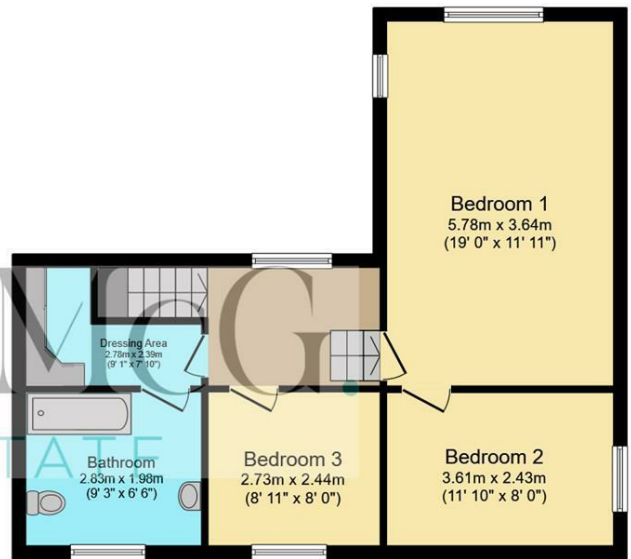
[Directions](#)



Floor Plan



Ground Floor
Floor area 80.1 m² (863 sq.ft.)



First Floor
Floor area 55.1 m² (594 sq.ft.)

TOTAL: 135.3 m² (1,456 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(61-81) B			
(69-80) C				(49-60) C			
(55-68) D				(35-48) D			
(39-54) E				(20-34) E			
(21-38) F				(11-19) F			
(1-20) G							
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	