



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 £400,000

24 The Mount

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- 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)



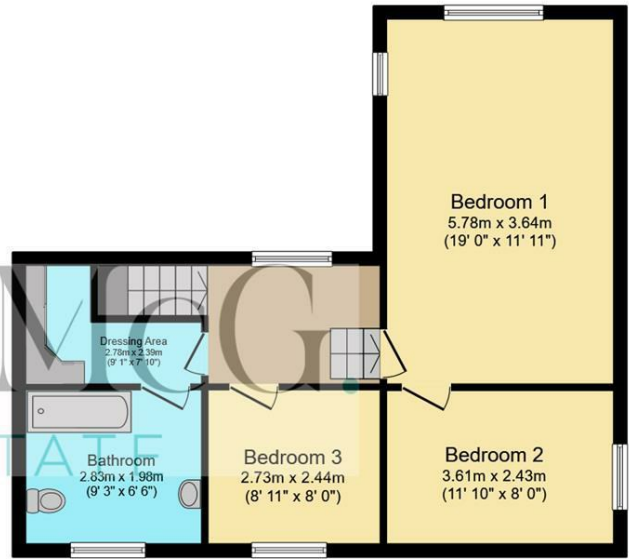
[Directions](#)



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

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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
 Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			 Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (49-60) C (35-48) D (28-34) E (21-28) F (11-20) G Not environmentally friendly - higher CO ₂ emissions		
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