



3 Church View Cottage Lutterworth Road Bitteswell, Lutterworth, LE17 4RX

This EXCEPTIONAL & IMMACULATE COTTAGE, has been RECENTLY REFURBISHED throughout to create a stylish and charming, turn key proposition for buyers. Nestled peacefully in a beautiful village location with refreshing green spaces, calming church views, and a leisurely stroll away from the village pub and restaurant, this property has it all.

Boasting a delightful blend of traditional and modern, with unique features such as a captivating fireplace and recent renovations adding a touch of charm. Perfect for families, couples, and singletons looking for their dream home.

Inside, you will find two spacious reception rooms. The first room is a separate space with large windows that bathe the room in natural light, accentuating the cosy fireplace – the perfect place to unwind. The second is an open-plan area with study space, and direct access to a garden, ideal for hosting summer barbecues or for children to play.

Offers over £300,000

3 Church View Cottage Lutterworth Road

Bitteswell, Lutterworth, LE17 4RX



- Gorgeous Cottage
- Sought After Village Location
- Living Room With Feature Fireplace
- Spacious Family Bathroom
- Two Double Bedrooms
- Beautiful Church Views
- Stunning Kitchen/Diner
- Recently Renovated Throughout
- Entrance Hall/Reception Room
- Sun Trap Courtyard Garden

Hall/Reception Room

14'5" x 10'5" (4.40m x 3.20m)

Living Room

12'11" x 12'11" (3.95 x 3.95)

Kitchen/Diner

12'11" x 11'3" (3.95 x 3.43)

Bedroom One

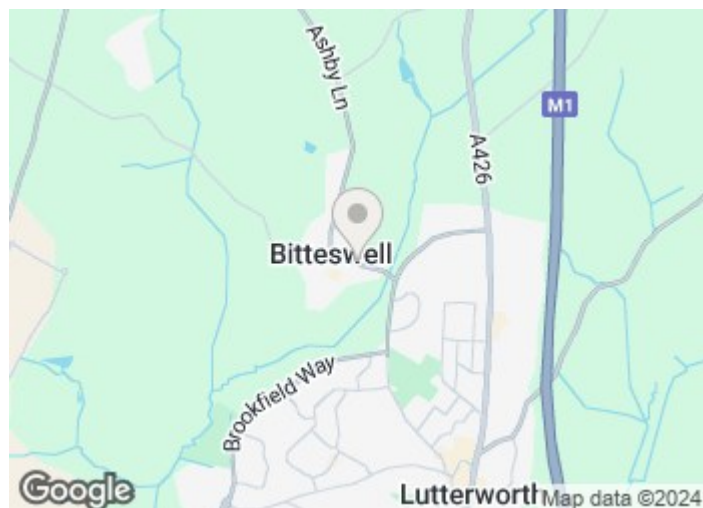
15'8" x 13'1" (4.80 x 4.00)

Bedroom Two

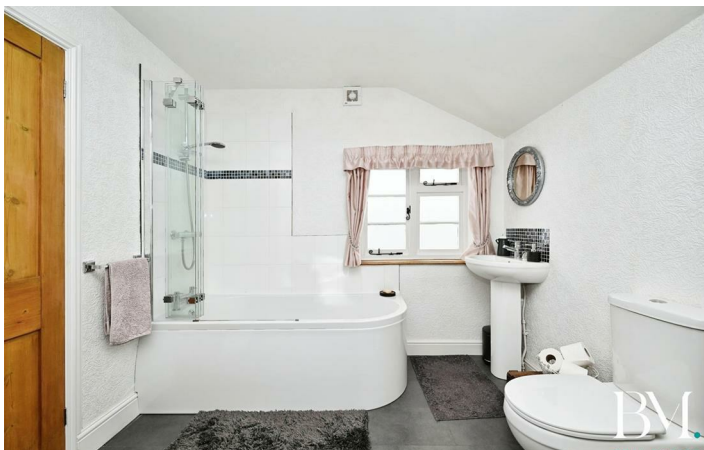
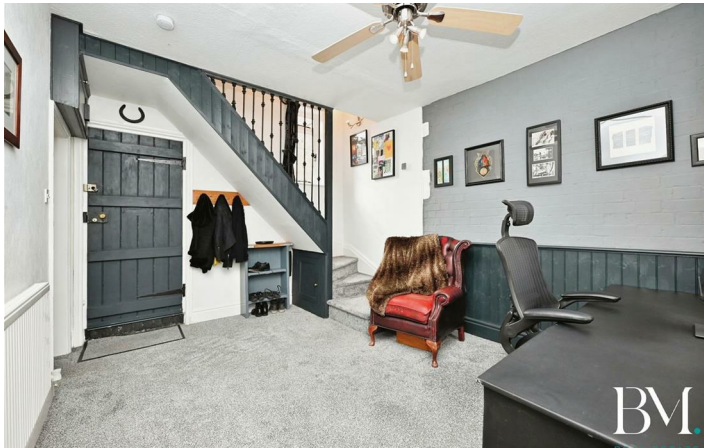
10'11" x 10'5" (3.35 x 3.18)

Bathroom

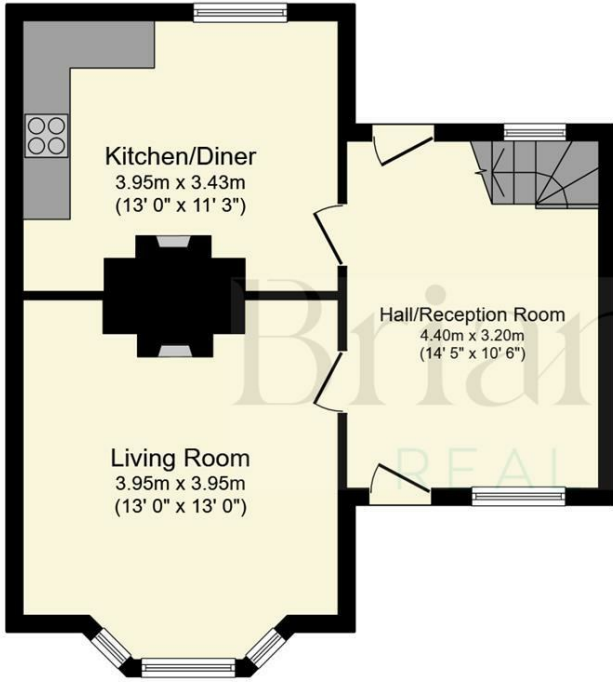
10'4" x 8'6" (3.15 x 2.60)



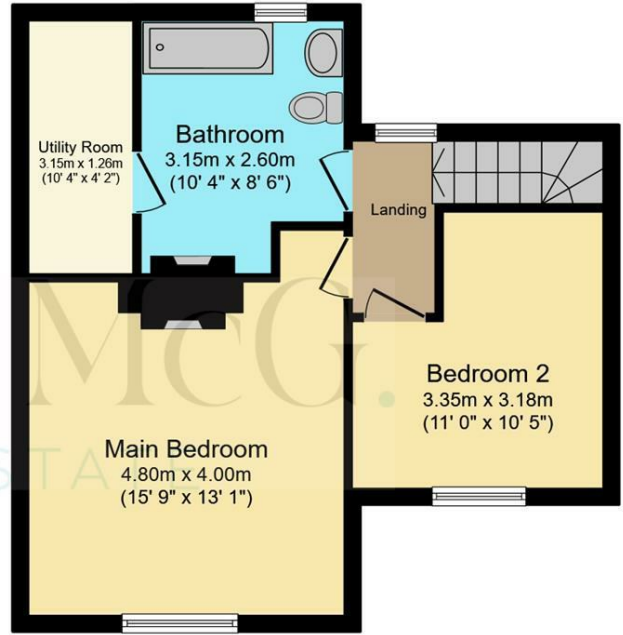
[Directions](#)



Floor Plan



Ground Floor
Floor area 45.7 m² (492 sq.ft.)



First Floor
Floor area 44.5 m² (479 sq.ft.)

TOTAL: 90.3 m² (972 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
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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	