



Catthorpe Manor, Lutterworth, LE17 6DF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A modernized, well presented and re-styled Detached 4 bedroom family residence situated within the idyllic setting of Catthorpe Manor Estate which is set within its own grounds of gardens, fields and woodland.

The property, which has views over fields, affords the following accommodation;

Entrance Hall, good size Through Lounge open to Fitted Kitchen which in turn leads to the Utility Room.

The ground floor is completed by Bedroom 3 with en-suite, which would be ideal for teenagers or parents.

On the first floor, you will find Bedroom 1 with a concealed en-suite shower room, there are two further bedrooms and a shower room.

Outside, the property has wrap around gardens, off street parking and a garage en-bloc.

The bungalows were built 36/37 years ago and there is a lovely Community feel which the residents have created.

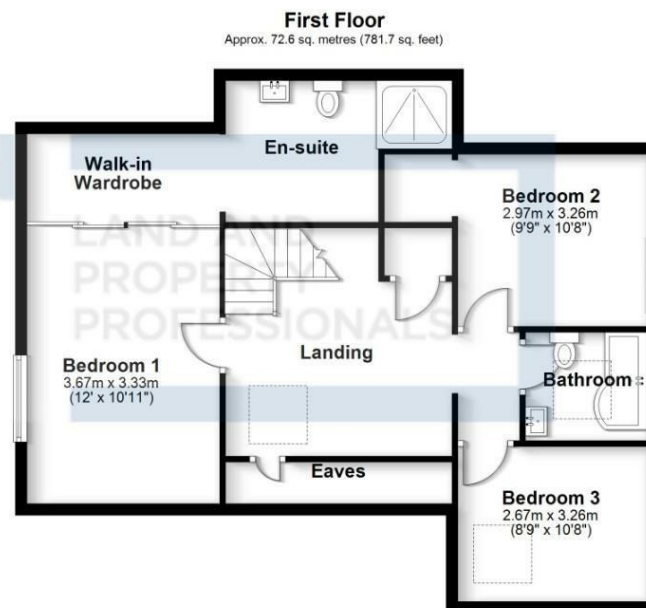
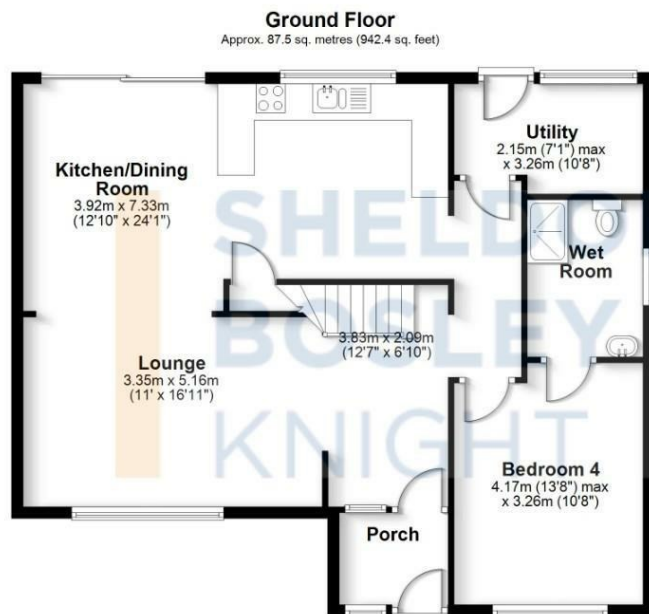
The friendly Cherry Tree pub/restaurant and convenient Farm shop with cafe are both a short walk away in Catthorpe village.

There are other local villages nearby, as well as Lutterworth Market Town, and Rugby Town centre easily accessible.

The A5 connects to the M1 with the M6 also within easy driving distance.







Total area: approx. 160.2 sq. metres (1724.1 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

Key Features

- Detached Bungalow
- 4 Bedrooms
- 1 Ground floor
- Open plan Living Room/Fitted Kitchen
- Utility Room
- 3 Bath/Shower Rooms -2 En-suite
- Community Feel
- Open countryside views
- Wrap around gardens
- Garage

£425,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority -
Harborough District Council

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