



Lutterworth Road, Lutterworth, LE17 5LF



Part of  
**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

An impressive Edwardian family home situated on the fringes of Dunton Bassett. The generously proportioned five bedroomed home retains many period features and is approached via an entrance hall, cloaks / w.c, dining room, living room, impressive drawing room, two further reception rooms and kitchen.

To the first floor there are five bedrooms and a family bathroom.

Outside off road parking, garage and store room. Gravelled gardens / parking area to the rear.





## Key Features

- Detached Family Home
- Five Bedrooms
- Four Reception Rooms
- Off Road Parking and Garage
- Gas Central Heating
- EPC - E

**£650,000**

## LOCATION

The highly sought after south Leicestershire village of Dunton Bassett has a local shop and Post Office, public house, reputable primary school, fine parish church and attractive surrounding countryside with numerous scenic walks. Neighbouring centres include Market Harborough, Lutterworth and Leicester, all of which have more comprehensive shopping and supermarket facilities. For the commuter, the M1 is accessible at either Junctions 20 or 21, the A14 lies to the south and both Market Harborough and Leicester have mainline rail services to London St Pancras.

## VIEWINGS

All viewings should be arranged by calling Andrew Granger & Co on 0116 2429922.

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE HALL

Via traditionally styled front door, radiator and staircase rising to the first floor.

#### LIVING ROOM

14'0" x 13'10"

Large bay window to the side elevation, radiator and fireplace.

#### DINING ROOM

15'7" x 16'0"

Large bay window to the front elevation, radiator, and stone fireplace.

#### W.C

Low flush w.c, pedestal wash hand basin, window to side elevation and radiator.

#### KITCHEN

19'8" x 10'0"

Fitted with a range of base and wall mounted cupboards with worksurface over, 5 ring gas hob with extractor fan over, Neff oven, space for dishwasher, integrated microwave, window to side elevation and door onto rear gardens.

#### SITTING ROOM

13'1" x 11'8"

Window to rear elevation, radiator and fireplace.

## DRAWING ROOM

28'2" x 17'8"

A substantial impressive drawing room with large fireplace, bay window to the side with window seat, radiator and further window to the rear elevation.

## FIRST FLOOR

### LANDING

#### BEDROOM 1

13'8" x 12'3"

Window two front elevations, radiator and built in wardrobe.

#### BEDROOM 2

14'11" x 12'3"

Window to side and front elevations, radiator.

#### BEDROOM 3

11'8" x 10'0"

Windows to the rear and side elevations and radiator.

#### BEDROOM 4

13'0" x 7'10"

Window to side elevation and radiator.

#### BEDROOM 5

10'0" x 9'7"

Window to rear elevation and radiator.

#### BATHROOM

Comprising low flush w.c, vanity sink unit, shower with tiled surround, bath, towel radiator and window to side elevation.

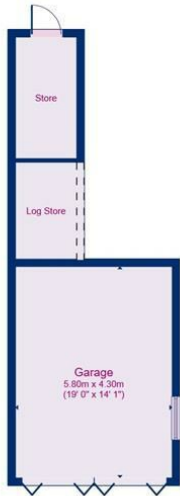
#### OUTSIDE

#### GARAGE

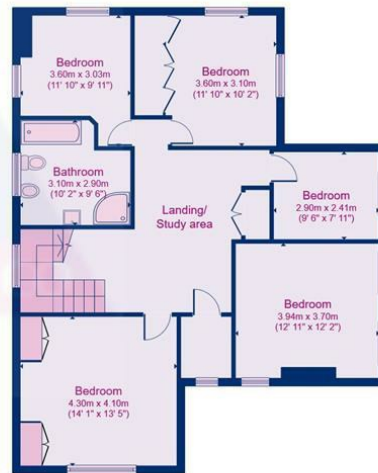
19'0" x 14'1"

#### STORE ROOM

#### GARDENS



**Ground Floor**



**First Floor**

Floor plans are for identification purposes only. All measurements are approximate.  
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EPC Rating - E

Tenure - Freehold

Council Tax Band - G

Local Authority  
Harborough District



To view this property please contact our Leicester (AG) office on 0116 242 9922



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