



**Connells**

Back Lane  
Claybrooke Magna Lutterworth





### Property Description

Claybrooke Magna is a village and civil parish in the Harborough district of Leicestershire. The village's name means 'brook with clayey soil'. Claybrooke Magna with Claybrooke Parva were listed in the Domesday Book of 1086.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The

buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Hall

With a double glazed door and window to the front of the property, stairs rising to the first floor, under stairs cupboard, central heating radiator and wooden flooring.

### Cloakroom

There is a wc, wash hand basin in a vanity unit, tiled flooring, central heating radiator and double glazed window to the front of the property.

### Lounge

22' 2" x 10' 9" ( 6.76m x 3.28m )

With double glazed windows to the front of the property, gas fireplace, central heating radiator and double glazed French doors leading out to the rear garden.

### Dining Room

10' 4" x 9' 4" ( 3.15m x 2.84m )

With double glazed patio doors through to the conservatory, wooden flooring and central heating radiator.

## Conservatory

13' 3" x 11' 6" ( 4.04m x 3.51m )

With double glazed windows to the rear and sides and doors leading out to the garden.

## Kitchen

12' 8" x 8' 9" ( 3.86m x 2.67m )

Fitted with wall and base units, work surfaces housing the sink drainer, gas cooker, cooker hood, plumbing for the dish washer (included in the sale), fridge/freezer also included in the sale, central heating radiator, double glazed window to the rear and solid oak stable door to the side of the property.

## Utility Room

5' 2" x 5' ( 1.57m x 1.52m )

There are base units, work surfaces housing the stainless steel sink drainer, plumbing for a washing machine, central heating boiler, tiled flooring, double glazed window to the side of the property.

## First Floor Landing

With stairs rising from the ground floor, airing cupboard, loft access, central heating radiator and double glazed window to the front of the property.

## Bedroom One

12' 6" x 11' 3" ( 3.81m x 3.43m )

With a double glazed window to the rear of the property, fitted wardrobes, tv point, wall lights, central heating radiator and door to the en-suite.

## En-Suite

There is a shower cubicle, wash hand basin in a vanity unit, extractor fan, towel radiator, part tiling and obscure double glazed window to the front of the property.

## Bedroom Two

11' 2" x 9' 3" ( 3.40m x 2.82m )

With a double glazed window to the rear of the property and central heating radiator.

## Bedroom Three

11' 1" x 8' 10" ( 3.38m x 2.69m )

With a double glazed window to the front of the property and central heating radiator.

## Bedroom Four

9' 3" x 8' 4" ( 2.82m x 2.54m )

With a double glazed window to the rear of the property and central heating radiator.

## Bathroom

There is a bath with shower over, wash hand basin, wc, partly tiled walls, extractor fan, central heating radiator and obscure double glazed window to the front of the property.

## Outside

At the front of the property there is a block paved driveway providing ample off road parking.

The rear garden has a lawn, paved patio area and fence and walled borders.

## Double Garage

16' 6" x 16' 6" ( 5.03m x 5.03m )

With two up and over doors, power and lighting, loft access and door at the side.



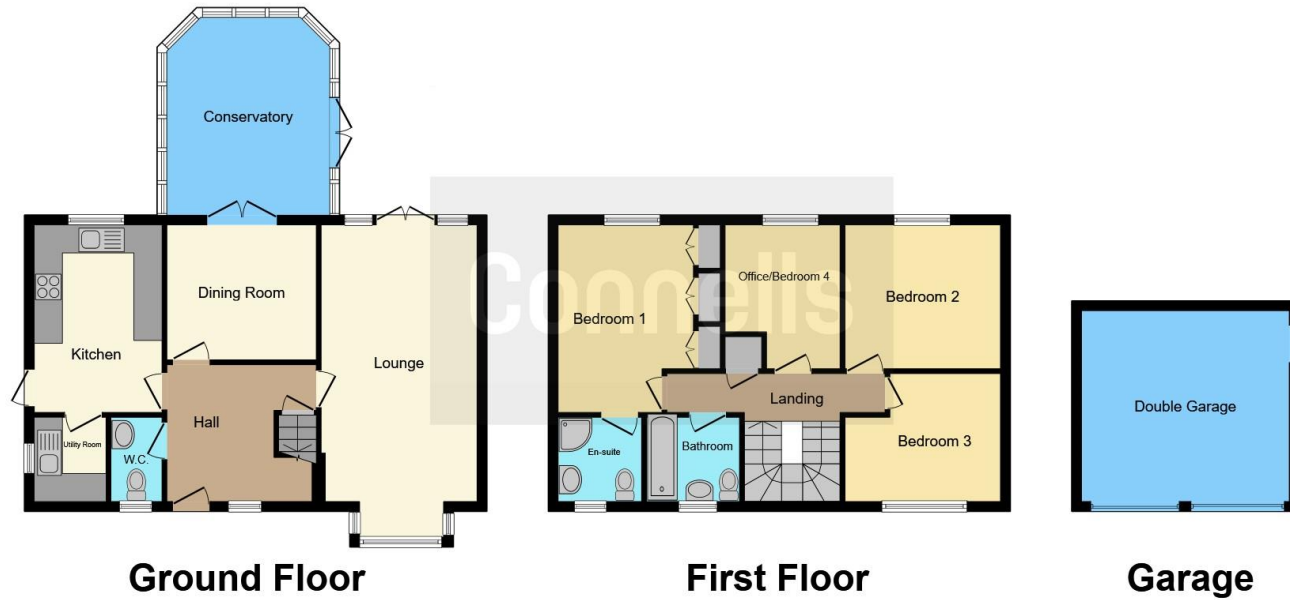












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/BLA308977](http://connells.co.uk/Property/BLA308977)**

Tenure: Freehold



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