



Eastbrook

MAIN STREET, PEATLING PARVA, LUTTERWORTH

JAMES
SELICKS



Welcome to Eastbrook - a spacious detached six-bedroom home set in one of South Leicestershire's most attractive villages. With versatile living accommodation over two floors and a simply stunning English country garden with a babbling brook, you can combine the charm of rural living with the convenience of Midland commuter links. Suitable for families and downsizers alike, this absolute gem could be the dream home you've been yearning for.

Unique detached family home • Two reception rooms • Refitted kitchen and a utility room • Ground floor shower room • Versatile study or sixth bedroom • Master suite with bespoke wardrobes and ensuite shower room • Four further bedrooms • Upstairs bathroom • Attractive landscaped gardens approx. 0.18 acres • Double garage and off-road parking •

Accommodation

Stepping through the porch you enter the hall with tiled flooring, where stairs ascend to your left and round the corner is a built-in storage cupboard. You will also find the guest cloakroom towards the end of the hall. The sitting room feels bright and spacious, yet cosy, with a striking Inglenook fireplace and rustic oak mantle over a feature electric fire that's set within an attractive surround. Light fills the room through a window to the side and French doors to the rear which provide both access to and, an attractive view of the garden beyond. Bevelled glass panelled oak doors lead through to the dining room, which could also serve as a playroom/family room and features a further set of French doors out to the patio beyond.

The breakfast kitchen is situated to the front of this home and has been refitted with an extensive range of chic, contemporary wall and base units offering ample storage with plenty of work surface space above, including a breakfast bar. Integrated appliances include Neff Wi-Fi oven, combi oven and induction hob with extractor hood over, Bosch dishwasher, Quooker instant hot water tap and fridge. The utility room features further base units, plumbing and space for appliances, as well as access out to the passage at the side and garage.

At the other end of the hall, you will find a useful airing cupboard and two ground floor bedrooms, set towards the rear of the home and one single room at the front, which could serve as a study or sixth bedroom. There is also a shower room featuring walk-in shower cubicle, WC and wash hand basin. This part of the property is thought suitable for reconfiguring into ancillary accommodation to the main house for guests, dependant relatives or as a teenager suite, subject to any necessary planning consents.

The sense of space continues upstairs with the landing which features a built-in storage cupboard and access to further storage within the eaves and a Velux window. The master bedroom features bespoke cabinetry including wardrobes, and charming window seats to both dormer windows with handy drawers' underneath. The ensuite has a contemporary style. There are two further double bedrooms, while the family bathroom features a three-piece, white suite comprising bath with shower over, WC wash hand basin and a Velux window.

Outside

A block paved drive with cobbled borders and bedding areas, provides off-road parking for several vehicles and leads to the double detached garage which is set perpendicular to the house. A secure, wrought iron gate leads through to a paved, outdoor terrace which links the house via the utility room to a personnel door for the garage. There is in addition a handy outside tap and a power supply. A passage to the side leads past a feature brick wall with charming alcoves to the simply stunning south east facing rear garden. This landscaped mature garden is the quintessential English country garden with an extensive paved patio terrace with space for dining and relaxing. Beyond here you will find an abundance of well-stocked borders which flank a shaped lawn with meandering paths. You will find a magnolia tree among others including fruit trees and a well-established fig tree. A picket fence with two gates leads through to a lower section with vegetable patch, greenhouse, timber framed wendy house with power and steps down to a babbling brook at the rear boundary.





Location

Peatling Parva is a delightful village sitting in attractive rolling Leicestershire countryside some five miles north of Lutterworth, which offers excellent local shopping and leisure facilities. Within the village is the highly regarded pub/restaurant, The Shires. Other amenities include the Village Hall and St Andrew's Church.

Market Harborough, 12 miles away, is a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a mainline railway station to London St Pancras in approximately an hour and a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough is situated in some of the county's most attractive countryside.

Communication links are very good with easy access to the M1, M6 and M 69 Motorways. By rail London can easily be reached in about one hour from Leicester, Rugby, and the aforementioned, Market Harborough. East Midlands and Birmingham Airport are both within easy driving distance. There are a number of excellent schools in the area including Rugby Grammar, Leicester Grammar, and Lutterworth High School.

Tenure: Freehold

Local Authority: Harborough District Council **Tax Band:** G

Listed Status: Not Listed **Built:** 1989

Conservation Area: Yes, Peatling Parva Conservation Area

Loft: Insulated **Meters:** Gas and electric smart meters, and a water meter

Services: The property is offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. Doors are wide enough to accommodate a wheelchair.

Planning issues: None our clients are aware of.

Nearby planning: The Shires public house has planning consent. Ref: 18/02141/FUL









Eastbrook, Peatling Parva, Lutterworth, LE17

Approximate Area = 1970 sq ft / 183 sq m

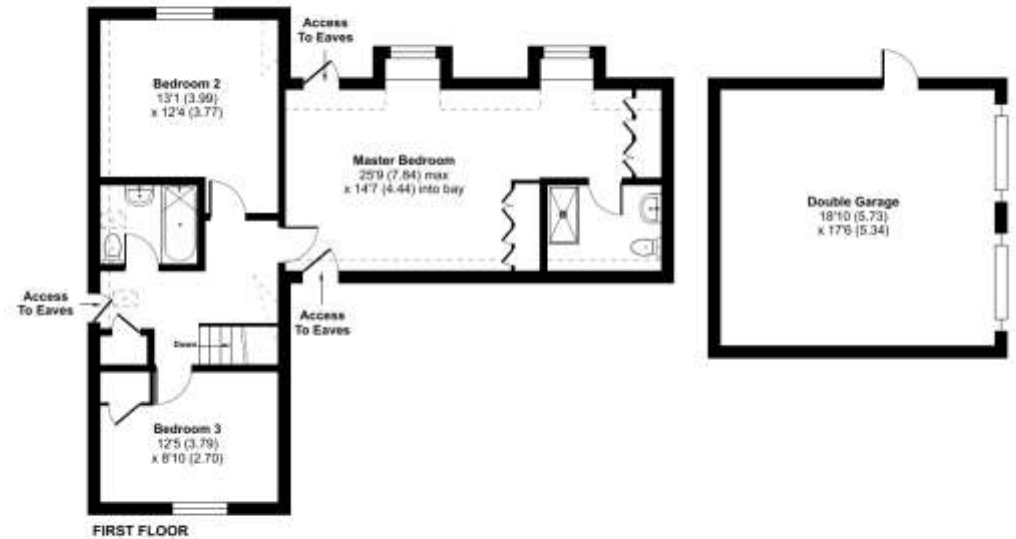
Limited Use Area(s) = 63 sq ft / 5.8 sq m

Garage = 329 sq ft / 30.5 sq m

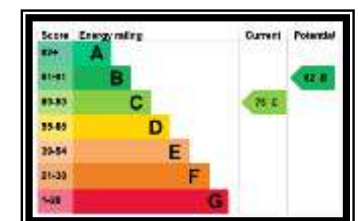
Total = 2362 sq ft / 219.3 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2025. Produced for James Sellick Estate Agents. REF: 1277571



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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