



Fossgates, Bell Street, Claybrooke Magna, Lutterworth, Leicestershire, LE17 5AL

HOWKINS &
HARRISON

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Claybrooke Magna, Lutterworth,
Leicestershire, LE17 5AL

Guide Price: £290,000

A spacious four-bedroom link semi-detached family home located on a quiet road, situated in the sought after village of Claybrooke Magna. The property benefits from an open-plan kitchen/diner, leading into a conservatory and ample off-road parking in front of a garage.

Features

- Sought after village location
- Situated on a quiet road
- Open plan kitchen/diner
- Four bedroom, three of which are doubles
- Open plan kitchen/diner
- Conservatory
- Downstairs cloakroom
- Carport and further garage parking
- Driveway providing further parking for numerous vehicles



Location

Claybrooke Magna is a sought after village situated within south Leicestershire. The village is surrounded by attractive countryside with a traditional village hall for community events and a local public house. The town of Lutterworth is approximately 5 miles away to the southeast, where there is a wide range of amenities to be enjoyed. Schooling is excellent, with junior schooling available at the neighbouring villages of Claybrooke Parva and Ullesthorpe. The village falls within the catchment area for Lutterworth College, Lutterworth High school, Rugby High School and Lawrence Sherriff School. There is good access to the A5 from the property, linking to the excellent motorway network in Leicester and Warwickshire. There is a regular high speed rail link to London Euston in under 50 minutes from nearby Rugby railway station.



Ground Floor

A UPVC door opens into an entrance porch, with doors through to the downstairs cloakroom and the spacious sitting room, with large window to the front aspect affording plenty of natural light, staircase rising to the first floor and wood effect flooring. An attractive feature fireplace with granite hearth and wooden surround makes a fantastic focal point to the room. A door leads through to an open-plan kitchen/diner with the kitchen area being fitted with a modern range of white handleless base and eye level units incorporating cutlery and pan drawers, with complementary work surface over. There is contemporary tiling to the walls and slate effect tiling to the floor. Fitted appliances include a double Kenwood electric oven and grill and an electric hob with extractor

hood above. There is a ceramic sink and space with plumbing for washing machine, tumble dryer dishwasher and fridge/freezer. Patio doors provide access through to a conservatory, which has a continuation of the tiled flooring from the kitchen/diner and doors opening out onto the rear garden.

First Floor

The first floor landing has doors leading to four well proportioned bedrooms and the family bathroom. The master bedrooms is located to the front aspect and benefits from built-in wardrobes and cupboards across one wall. There are three other bedrooms, two of which are also located to the front elevation whilst the other situated to the rear overlooking the garden. The family bathroom is

fitted with a white suite comprising of a panelled bath, with a glass and chrome shower screen, pedestal wash handbasin, WC and a contemporary grey radiator.

Outside

To the front of the property is a block paved driveway which provides parking for numerous vehicles in front of an electrically operated roller door, which in turn leads to a carport, providing a further parking space, and to the garage. The rear garden is fully enclosed by close board fencing with attractive trellis and is mainly laid to lawn, edged with grey painted sleeper borders. A block paved area leads through to the carport, via a pedestrian door, and the garage with an up and over door.

Viewing

Strictly by prior appointment via the selling agents. Contact 01455 559203.

Fixtures and Fittings

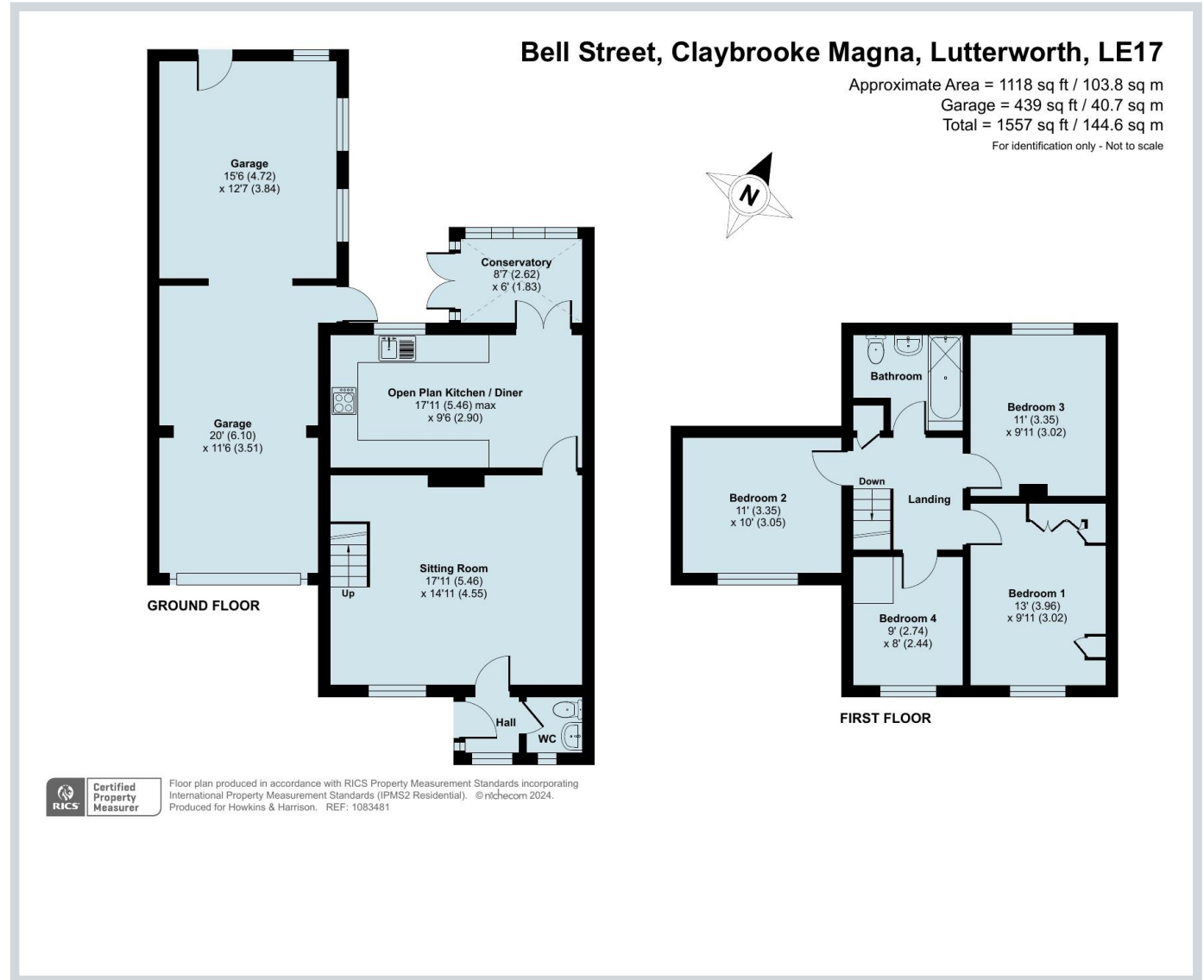
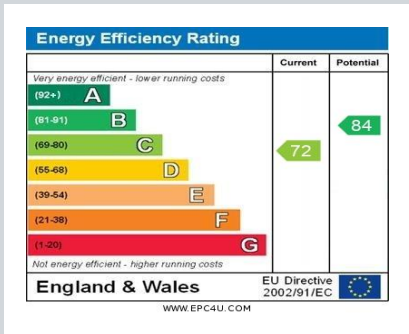
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Harborough District Council 01858 828282.
Council Tax Band -D.



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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