



Fir Tree Lodge, Ashby Lane, Bitteswell, Lutterworth, LE17 4LS

HOWKINS &
HARRISON

Fir Tree Lodge, Ashby Lane,
Bitteswell, Lutterworth,
LE17 4LS

Guide Price: £795,000

An attractive five bedroom property set back from the road in approximately a third of an acre plot. This spacious property features a veranda providing undercover seating accommodation in front of an extensive enclosed lawn area and offers versatile family living accommodation over two floors. Located on the edge of the popular village of Bitteswell it is within easy reach of the market town Lutterworth and is offered for sale with no onward chain.

Features

- Five bedrooms
- Two bathrooms
- Spacious family living accommodation
- Character features
- Kitchen/breakfast room
- Mature garden
- Popular village location
- Inglenook fireplace



Location

Within Bitteswell is an extremely sought after Leicestershire village, situated approximately two miles south to the north of Lutterworth. Within the village is a church, public house, and a highly regarded village primary school. More comprehensive amenities are available in Lutterworth. Bitteswell is ideally situated for the commuter with access to the motorway network via junction 20 of the M1 and is only six miles from the M6. There are regular train services to London Euston from Rugby as well as services to London St. Pancras International from Market Harborough.



Ground Floor

The Property is accessed through a half glazed front door with stained glass panel and matching side panels to a particularly spacious hall with ceiling beams. Stairs rise to the first floor and provide access to the ground floor accommodation including the cloakroom fitted with wash hand basin and WC. The dining room benefits from triple aspect windows with views over the garden to the side, rear and front of the property and is flooded with natural light. A generously proportioned sitting room with numerous ceiling beams also has triple aspect windows, one of which is an attractive bay. The focal point of the room is an inglenook fireplace with beam over, flagstone hearth and log burner inset. From the sitting room there are doors leading through to a WC and through to a spacious utility fitted with a range of wall and base cabinets, electric heaters and space for additional appliances. Stairs from the utility rise to the first floor. The kitchen is fitted with ceramic tiled flooring which extends through to the breakfast room and a range of sage wall and base kitchen cabinets including display cabinets and drawers with worktops over. Integrated appliances include a dishwasher, an electric hob with extractor fan over an AEG competence electric double oven and AGA with traditional pan and airing rack hanging above. There is a useful under stairs storage cupboard which makes an ideal pantry. The breakfast room is accessed through the kitchen under a ceiling beam and has further beams to the ceiling along with a window overlooking the rear garden and doors providing access to the boiler room and the outside of the property.





First Floor

A spacious landing has doors leading to the first floor accommodation including five bedrooms and the family bathroom. The principal bedroom has exposed beams to the ceiling, a Victorian style feature fireplace and leaded window overlooking the front aspect. Bedroom three is adjacent and also has beams to the ceiling and a leaded window along with a useful storage cupboard. The family bathroom is fitted with vinyl floor tiling, shower enclosure, pedestal wash hand basin, WC, wash hand basin with part tiling to the splash back areas and a linen cupboard which houses the hot water cylinder. Opposite bedroom five the landing widens and has a fitted mirror wardrobe to one wall and a feature porthole window making it an ideal seating or study area. From here further doors lead to the remaining accommodation including bedroom two which has dual aspect leaded windows, painted beams to the ceiling and fitted wardrobes to one wall. There is an additional bathroom with wash hand basin, WC, bath with shower attachment over, bidet and heated towel ladder. Bedroom four has fitted wardrobes along with a glazed window and door which provides access to a secondary staircase which leads to the ground floor.



Outside

The property is accessed through double wooden gates to a drive with parking for several vehicles. The majority of the garden is laid to lawn and extends around the front and rear of the property and to the side. Established mature laurel shrubs enclose the front of the garden along with close board fencing to the side. There is a patio area for alfresco dining, a fabulous veranda, large garden shed/workshop and mature plants, shrubs and trees including an attractive cherry.





Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. Tel: 01788-564666.

Fixtures and Fittings

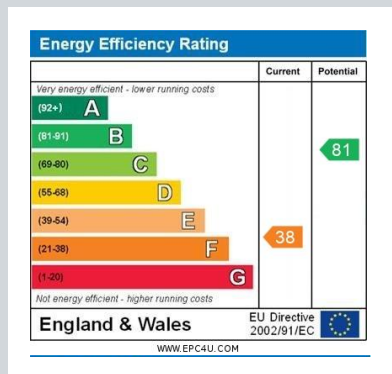
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

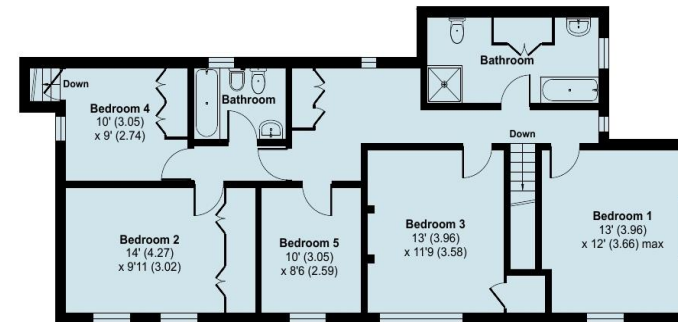
Harborough District Council.
Tel:01858-828282.
Council Tax Band - G.



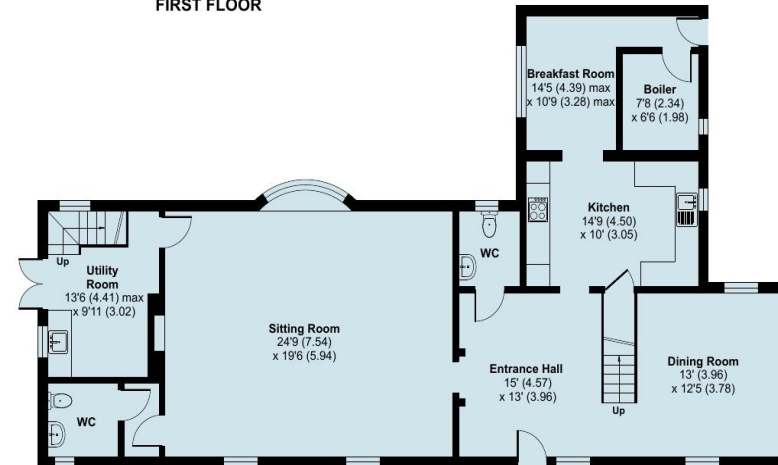
Ashby Lane, Bitteswell, Lutterworth, LE17

Approximate Area = 2467 sq ft / 229.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Howkins & Harrison. REF: 1094121

Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire, CV21 2RX

Telephone 01788 564666

Email property@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

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