



Turnpike Lodge, The Green, Bitteswell, Lutterworth, Leicestershire, LE17 4SB

HOWKINS &
HARRISON

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Bitteswell, Lutterworth,
Leicestershire, LE17 4SB

Guide Price: £685,000

A beautiful four bedroom detached Grade II listed l-shaped thatched cottage overlooking the Green in heart of the sought after village of Bitteswell. Formerly two cottages, one being thatched and the other being slate roofed the property sits on a generous plot and further benefits from off road parking and a newly built double garage.

Features

- Grade II listed
- Thatched roof with new ridge
- Some original restored casement windows
- Four bedrooms
- Spacious ground floor accommodation
- New En-suite
- South facing garden and courtyard
- Popular village location
- Character features
- No onward chain
- New double garage with off road parking



Ground Floor

A front door provides access to a useful porch with window overlooking the courtyard garden. A further door leads through to the family room which has engineered wood flooring, ceiling timbers and doors through to the kitchen and sitting room. The sitting room has an attractive bespoke oak staircase which rises to the first floor. There are leaded windows which afford lots of natural light and painted ceiling timbers with the focal point of the room being a feature fireplace with stone hearth and surround with log burner inset. French doors with a glazed panel to one side open out to the garden and have a brick built herringbone step below.

A brace and latch door from the sitting room provides access to a large study which also has painted ceiling timbers, dual aspect windows and a multi pane door which provides access to the courtyard garden. The kitchen is the heart of the home with attractive limestone flooring and is fitted with bespoke wall and base kitchen cabinets including pantry cupboards with lighting, wine racking, drawers and pan drawers with a combination of granite and oak work surfaces over. There is a large island unit, ceiling timbers and stainless steel Belfast sink along with a Neff double electric oven and grill, integrated dishwasher and an Aga inset into an Inglenook. Dual aspect windows provide views across the Green and the rear garden. The kitchen opens out to the dining room which has wood effect laminate flooring, electric underfloor heating,



oak beams, feature brick faced walls and bi-fold doors to the garden. An inner hall from the kitchen has limestone flooring, a door leading to the rear garden and provides access to a cloakroom with WC and wash hand basin and the spacious utility room with further wall and base cabinets, exposed timbers, dual aspect windows and a Belfast sink along with space for additional appliances such as a washing machine, tumble drier and fridge/freezer. Limestone flooring extends throughout this area.

First Floor

A spacious landing has brace and latch doors which lead to four bedrooms and the family bathroom. The master bedroom overlooks the rear aspect and has fitted cupboards to two walls, dual aspect windows and a further brace and latch door which leads through to the recently re-fitted en-suite with wet area with rainforest shower and separate hand held shower enclosed by a glass and chrome screen. There is a useful built in shelf to the shower and attractive mosaic tiling. The suite also comprises a free standing ball and claw foot bath with wash stand and his and hers wash hand basins over vanity units and a Juliet balcony. Bedroom two has a secondary staircase in attractive Elm with galleried landing leading down to the kitchen and double fitted wardrobes

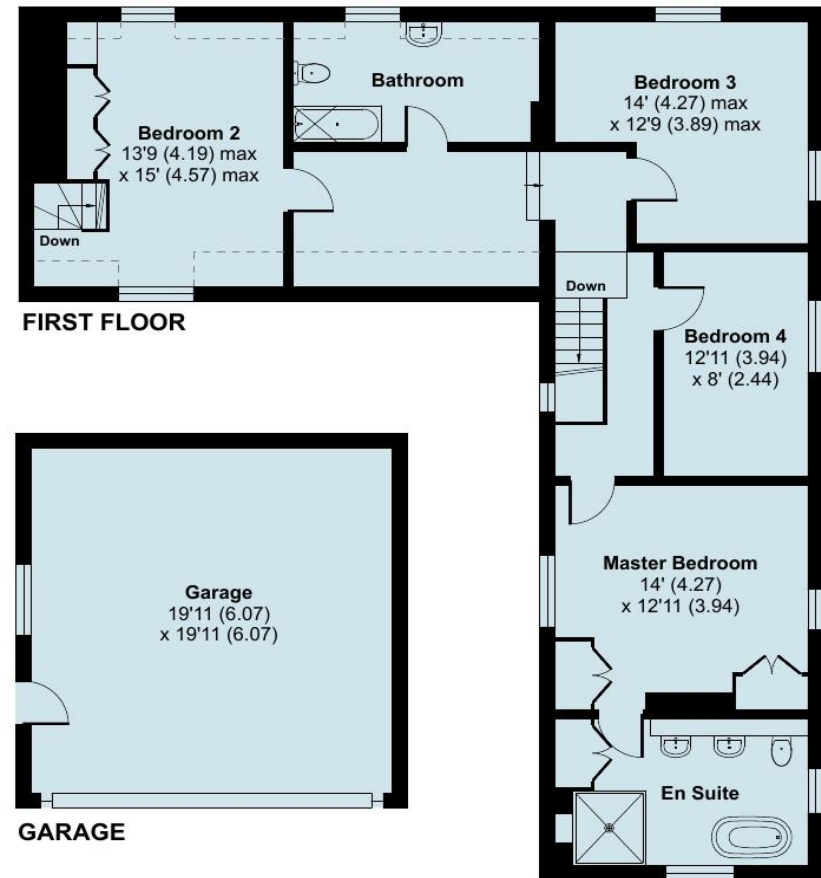
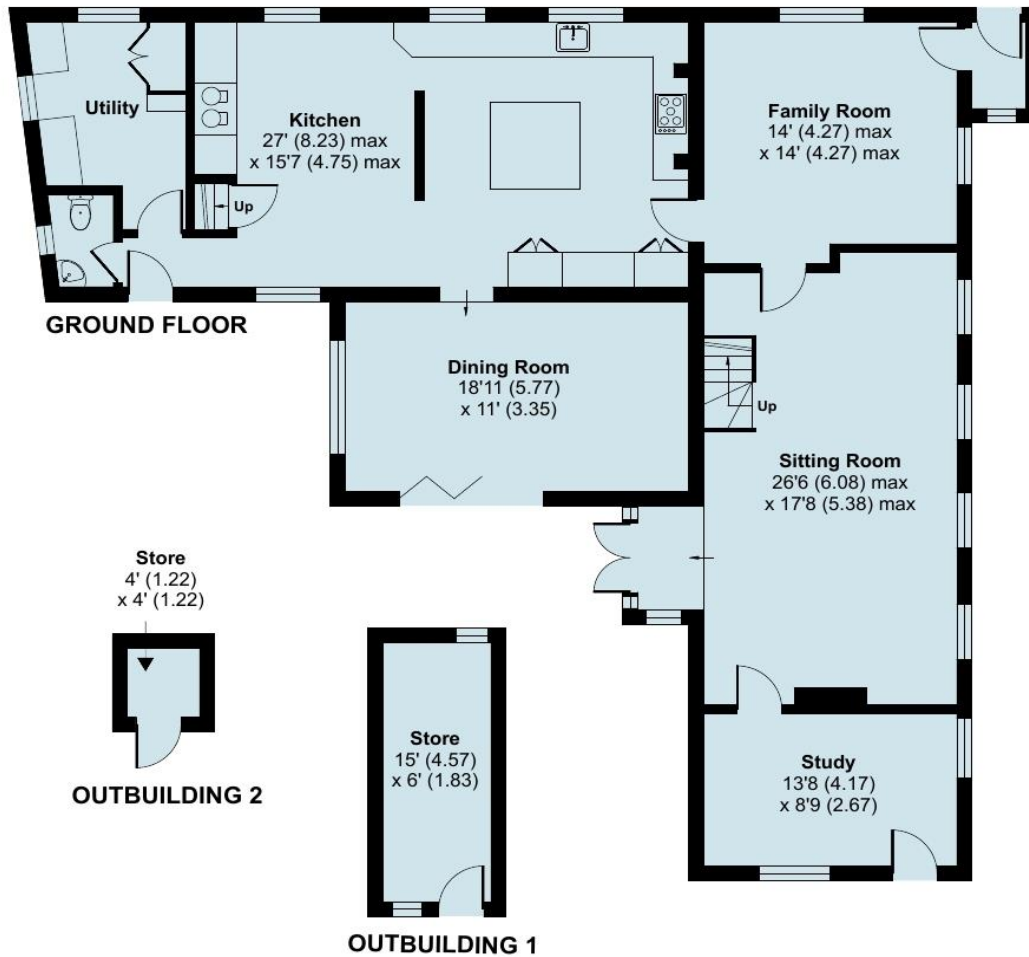
and can also be accessed through a large landing area with solid pine flooring and exposed ceiling and wall timbers. Bedroom three is next to the bathroom and overlooks the front aspect whilst bedroom four overlooks the side aspect and is adjacent to the master suite. The family bathroom is fitted with a wood paneled ceiling, further exposed ceiling and wall timbers, bath with tiling, shower, glass and chrome shower screen over, washed tongue and groove paneling to the bath which extends round to the WC and wash hand basin.

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Approximate Area = 2583 sq ft / 239.9 sq m
 Limited Use Area(s) = 67 sq ft / 6.2 sq m
 Garage = 400 sq ft / 37.1 sq m
 Outbuildings = 106 sq ft / 9.8 sq m
 Total = 3156 sq ft / 293 sq m

For identification only - Not to scale





Outside

There is parking to the side of the property and in front of a brand new double garage located at the rear of the property which benefits from a ceiling height of over 8ft and has light, power and an electric roller door with composite personnel door giving access into the garden. The graveled drive is shared with the property to the rear. The rear garden is split into two separate areas with a walled courtyard to one side which has a green house and brick built washroom and privy. This area has a large stone planted border and pretty cherry tree. A wrought iron gate leads through to the landscaped garden which is mainly laid to lawn with a patio edged with cobble stones and a meandering path which leads to a picket gate which provides access to the parking. There are planted borders and established plants and shrubs including forsythia and lavender with new boundary fences adjacent to the drive.

Location

Bitteswell is an extremely popular highly regarded South Leicestershire village, situated approximately two miles 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.





Viewing

Strictly by prior appointment via the selling agents.
Contact Tel: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
TEL: 01858 828282.
Council Tax Band – G

GRADE 11 LISTED



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