



Hazeldean, Main Street, Bruntingthorpe, Lutterworth, Leicestershire, LE17 5QE

HOWKINS &  
HARRISON

Hazeldean, Main Street,  
Bruntingthorpe, Lutterworth,  
Leicestershire, LE17 5QE

Guide Price: £795,000

A beautifully presented, four bedroom property modernised by the current owners. Finished to a high standard, this property combines character features with modern day living and accommodation set over two floors. Located in the popular village of Bruntingthorpe, this oak framed property has a stunning open plan kitchen/dining/living space, parking for several vehicles along with a garage and car port with room space above.

### Features

- Fabulous open plan kitchen/dining/living space
- Oak framed
- Underfloor heating to both floors
- Master suite with dressing area and en-suite
- Bedroom two with en-suite
- Separate shower room
- Spacious entrance hall/open plan family room
- Shaker kitchen with quartz work tops
- Utility/boot room
- Wrap around mature garden
- Garage and car port with room above
- Popular village location



## Location

Bruntingthorpe is an attractive, highly sought after village in the Harborough District of Leicestershire. Within the village itself there are two public houses, a church, and a village hall. It borders the villages of Peatling Parva, Gilmorton and Kimcote and is just a short drive away from the market town of Lutterworth, which offers a number of local amenities such as shops, public houses, supermarkets, and a GP surgery. The village is very well positioned for the commuter with the M1, M6, M69 and A5, all within easy reach. Train stations can be found nearby at Market Harborough and Rugby.



## Ground Floor

The front door provides access to an impressive and spacious entrance hall which extends through to a delightful family room, fitted with oak flooring throughout. Attractive tongue and groove panelling with picture rail over features within the entrance hall, which is also being used as a study area. There is exposed brickwork and a split-level staircase rising to the first floor, with window over and storage cupboard below. The focal point of the family room is a wonderful Inglenook fireplace with exposed painted brick work, oak surround, flagstone hearth with log burner inset. To complement, there are bespoke fitted log stores either side of the fireplace. Bi fold doors lead out to the rear garden from the family room and a further door leads to a ground floor cloakroom. The sitting room, accessed from the hallway through a part glazed multi pane door, has a box bay with sash windows, which affords plenty of natural light, and boasts a further log burner with oak beam over and brick-built hearth. Double part glazed brace and latch doors lead through to the impressive open plan kitchen/dining/living room, which provides a fabulous social space and is particularly light and spacious, with full length oak framed windows overlooking the side and rear of the property and bi fold doors. The kitchen has been fitted with limestone flooring and bespoke, white shaker style wall and base kitchen cabinets, including pan and cutlery drawers with work surface over. There is an island unit offering further storage solutions, with quartz worksurface over and a Belfast sink. Integrated appliances include a leisure range gas hob with five burners inset into an inglenook with oak beam over, double electric oven, fridge/freezer and dishwasher. Double doors with attractive obscure glazed panels lead through to the utility/boot room, which has a further range of fitted white shaker cabinets complementing the kitchen with fitted wine racks to the wall, oak shelving and work tops and further attractive tongue and groove panelling to the walls. A stable door provides access to the side garden.





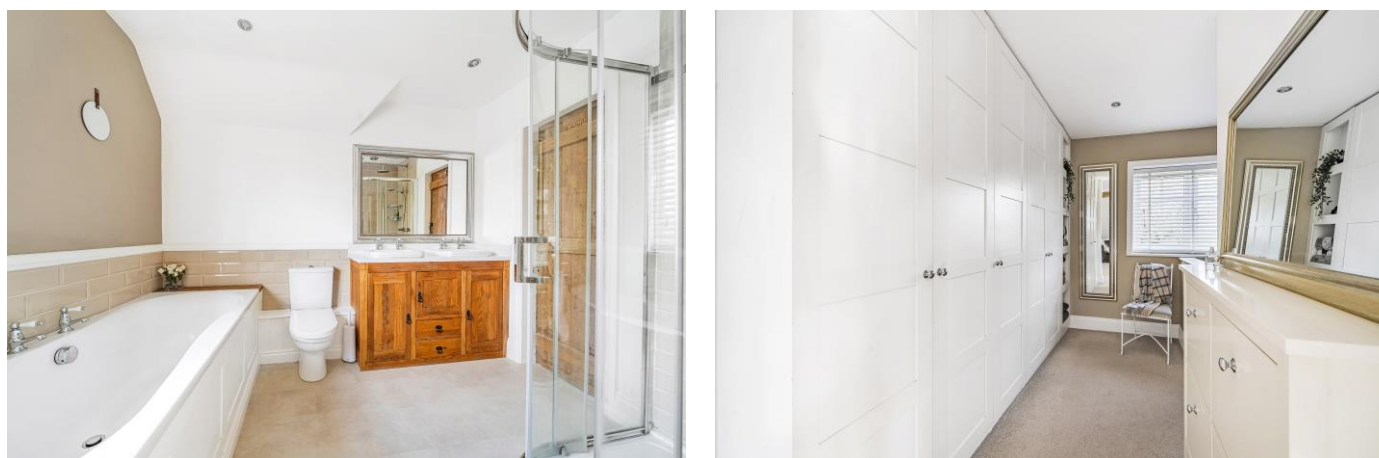
## First Floor

An extremely spacious galleried landing, with exposed a-frame oak beams and exposed brickwork, has brace and latch oak doors providing access to the four bedrooms, which are all located to the rear aspect overlooking the garden, and the family bathroom. There is a Velux window over and space for seating or a further study area. The master bedroom boasts dual aspect windows, flooding the room with natural light, and an oak beam. A dressing area, with cream shaker style fitted wardrobes and shelves along with a complementing shoe cupboard, opens out to the en-suite which comprises of a panelled bath, glass and chrome corner shower enclosure with rainforest shower head and handheld shower, double wash hand basin inset into a quartz worksurface over a bespoke rustic oak cabinet and a WC. There are three further bedrooms, two of which benefit from built-in wardrobes and oak effect flooring. Bedroom two has double oak doors to the built-in wardrobe and also benefits from its own en-suite shower room, with a complementing oak brace and patch door providing access. Bedroom three has grey shaker style wardrobes and attractive exposed oak beam work to the walls and ceiling, whilst bedroom four has dual aspect sash windows providing views over the rear. The family bathroom is fitted with a chrome and glass shower enclosure, bath with waterfall tap, WC and wash hand basin over a grey contemporary vanity unit.



## Outside

The property is approached via a shared gravel driveway which leads to an abundance of parking to both the front and side of the property, in front of the single garage and open car port, which has a tile roof and dormer windows. There are stairs to the rear side of the car port which lead to a room above, which has multiple uses and is fitted with oak effect flooring and a shower room with shower enclosure, WC and wash hand basin. The rear garden is well screened with established trees and shrubs, giving a distinct private feel, and is mainly laid to lawn with a paved patio and planted borders edged with wooden sleepers. The garden extends to the side of the property where there is a larger paved patio area, providing an ideal space for outdoor dining and entertaining, with raised sleeper edged vegetable and flower beds.





## Viewing

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

## Fixtures and Fittings

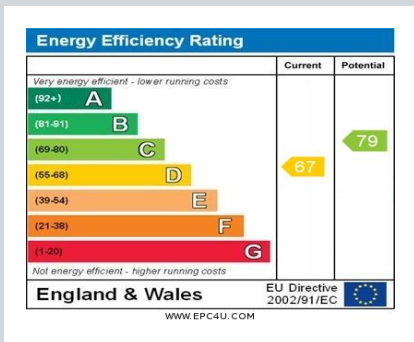
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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.



## Howkins & Harrison

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## Hazeldean, Main Street, Bruntingthorpe, Lutterworth, LE17

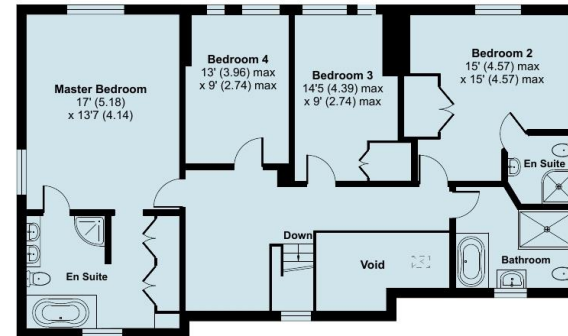
Approximate Area = 2457 sq ft / 228.2 sq m (excludes void)

Garage = 174 sq ft / 16.1 sq m (excludes carport)

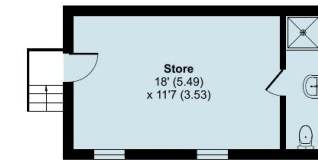
Outbuilding = 251 sq ft / 23.3 sq m

Total = 2882 sq ft / 267.6 sq m

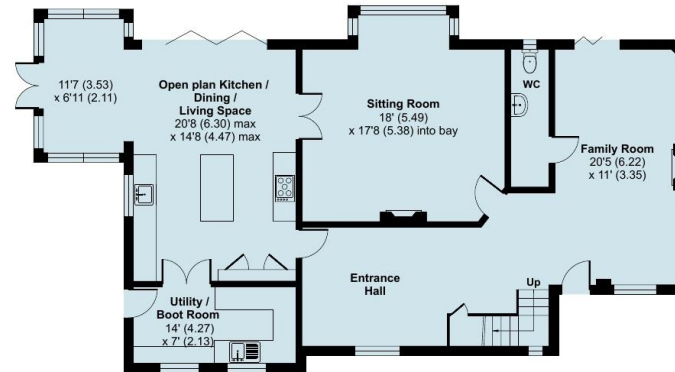
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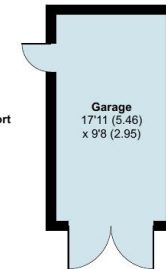
FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Carport



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Howkins & Harrison. REF: 1091091

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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