



3 Manor Close, Claybrooke Magna, Lutterworth, Leicestershire, LE17 5NS

HOWKINS &  
HARRISON

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Claybrooke Magna, Lutterworth,  
Leicestershire, LE17 5NS

Guide Price: £465,000

A well presented three-bedroom detached bungalow set in a quiet cul-de-sac with open countryside views to the rear. The property is located in the popular village of Claybrooke Magna and boasts beautiful wrap around gardens and double garage.

#### Features

- Sought after village location
- Private close with only five other properties
- Three bedrooms
- En-suite to master bedroom
- Separate dining room
- Generous plot
- Double garage
- Off road parking
- Beautiful gardens
- South facing courtyard and patio
- Rural Views



## 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.



## Accommodation

An attractive entrance porch leads to the front door which opens into a spacious entrance hall, with doors leading through to the living accommodation and a cloakroom, fitted with a wash hand basin and a low-level flush WC. The sitting room benefits from sliding patio doors along with a bay window to the front of the property which afford plenty of natural light. The focal point to the room is a brick-built open fireplace with a wood mantle and space for an electric fire with a tiled hearth. A glazed panel door provides access into the kitchen which is light and airy with a large bay window to the side aspect and is fitted with a comprehensive range of eye and base level units, incorporating numerous cupboards and drawers. Integrated appliances include a NEFF electric oven and a four ring NEFF gas hob with a Hotpoint extractor fan above. There is attractive patterned tiling to the floor and tiling to the splashback areas. Off the kitchen there is a utility room which benefits from a stainless-steel sink and drainer, space with plumbing for a washing machine and additional cupboards. A door gives access to the outside. A door from the kitchen leads into the dining room which is also open plan to the hallway. This well-proportioned room has a bay window and sliding patio doors opening out onto a lovely south facing patio, to the side of the property. This area has a lovely open feel with the hallway then leading round to the remaining accommodation where there is another set of sliding patio doors.



## Bedrooms

The spacious master bedroom has dual aspect windows and benefits from a range of built-in wardrobes and its own en-suite shower room comprising of a low flush WC, small pedestal wash basin, and a shower enclosure with part tiling to the walls. Bedroom two and three enjoy views overlooking the open fields to the rear, with bedroom two being a generous double and also benefitting from dual aspect windows. Bedroom three is currently being use as a home office/study and is a good sized single room. The family bathroom comprises of a panelled bath with a fully tiled wall and a shower over, a pedestal wash hand basin and a low flush WC. Adjacent to the bathroom is a useful airing cupboard, ideal for storage.

## Outside

The front of the property is enclosed by a low level brick built wall, with a block paved driveway providing ample off-road vehicular parking in front of the detached double garage, with electric doors and power and light connected. To the side is an area with mature planting. A small set of steps lead to the covered porch area and front door. Between the property and the double garage, a wrought iron pedestrian gate provides access to the gardens. The rear garden is mainly laid to lawn with mature planting and herbaceous borders. There are two garden sheds, one with light and power connected, and a greenhouse which benefits from mains power . This garden wraps around this property beautifully and includes a lovely south facing patio area, ideal for outdoor dining and entertaining. There are beautiful countryside views over adjoining fields to the rear of the property.



## Viewing

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

## Fixtures and Fittings

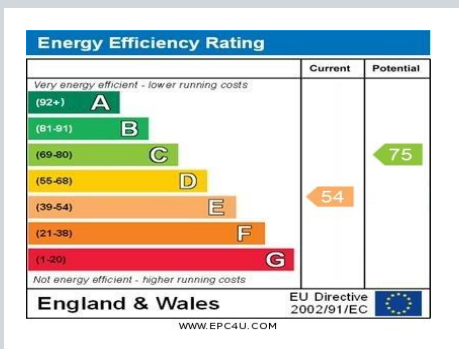
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 01858 828282.  
Council Tax Band – E.



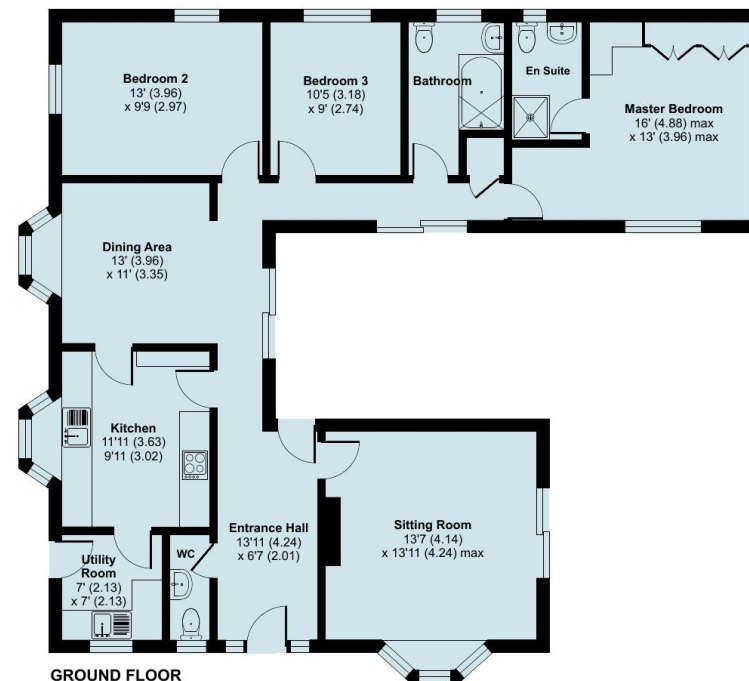
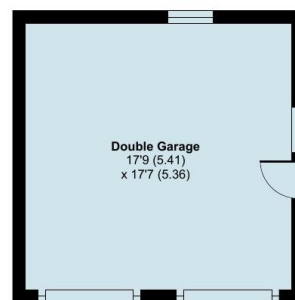
## Claybrooke Magna, Lutterworth, LE17

Approximate Area = 1253 sq ft / 116.4 sq m

Garage = 312 sq ft / 28.9 sq m

Total = 1565 sq ft / 145.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1101672

## Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203  
Email [lutterworthproperty@howkinsandharrison.co.uk](mailto:lutterworthproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
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