



2 Ivydene Court, The Mount, Dunton Bassett, Lutterworth, Leicestershire, LE17 5JL

HOWKINS &  
HARRISON

2 Ivydene Court, The Mount,  
Dunton Bassett, Lutterworth,  
Leicestershire, LE17 5JL

Guide Price: £599,950

A four bedroom detached property with double garage, in need of some updating, located in the desirable Leicestershire village of Dunton Bassett. The property is tucked away off The Mount and offers spacious family living accommodation, parking for several vehicles and a low maintenance rear garden.

### Features

- Sought after village location
- Four bedrooms
- Two bathrooms – one en-suite
- Spacious sitting room
- Kitchen with separate utility
- Dining room
- Conservatory
- Home office/study
- Parking for several vehicles
- Double garage with workshop
- Enclosed, low maintenance rear garden
- New boiler – fitted February 2024
- Owned solar panels



## Location

Dunton Bassett is a desirable village with a popular public house and Chinese restaurant, a primary school, village hall and All Saints church. The village is accessed off the main A426 with Lutterworth (4 miles approx) and Broughton Astley (1.5 miles approx) where a larger selection of amenities can be found. The village is well placed for motorway access in Lutterworth (M1 Junction 20) and a 50 minute high speed train service to London Euston can be accessed from Rugby station (approx. 11 miles away).



## Ground Floor

The front door with glazed panels either side opens into a useful porch, with ceramic tiled flooring. A further door leads through to the spacious entrance hall which has stairs rising to the first floor, understairs cupboard and doors leading to the ground floor accommodation. The sitting room has an impressive brick-built inglenook fireplace with quarry tiled hearth and a coal effect gas fire inset, providing an attractive focal point to the room. A bay window overlooks the front aspect and patio doors provide access through to the generously sized conservatory which overlooks the rear garden and is fitted with ceramic floor tiles. Access to the rear garden is available from the conservatory. Double obscure glazed doors open into the dining room, which has further doors leading to the kitchen, which can also be accessed from the entrance hall. The kitchen is fitted with a range of oak wall and base units with complementary worksurfaces over. Fitted appliances include a Hotpoint double oven and grill, gas hob with four burners and an extractor fan. The utility room is accessed from the kitchen and has further range of wall and base cabinets, with space and plumbing for additional appliances. There is a side door to the garden. The cloakroom is fitted with a wc and wash hand basin. An opening off the entrance hall leads to a ground floor home office/study, with a window to the front elevation, and useful storage cupboard.



## First Floor

A spacious galleried landing, with an attractive stain glass window, has doors leading to the first floor accommodation including four bedrooms and the family bathroom, along with useful storage cupboards. The master bedroom overlooks the rear garden and benefits from fitted wardrobes to one wall and has an en-suite attached with fully tiled shower, wash hand basin, bidet and wc. There are three further bedrooms, one of which is currently being used as a study. Bedrooms two and four also benefit from garden views, whilst bedroom three is located to the front aspect. The family bathroom is fitted with a panelled bath with glass shower screen and shower and shower over, a corner wall mounted wash hand basin and wc. There is tiling to the floor and part tiling to the walls.

## Outside

The property is approached by a gravel driveway which leads to parking for several vehicles in front of a double garage. There are established borders planted with mature shrubs and trees along with a small lawn. Two side gates provide access to the rear which is laid to paving and is of particularly low maintenance. The garden is particularly private with raised beds filled with numerous plants and shrubs. There is close board fencing and trellis along with an attractive pergola, which provides a delightful area for entertaining, and a garden workshop/shed. There is a car port extending from the rear of the garage providing a useful undercover area.



## 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 – F.

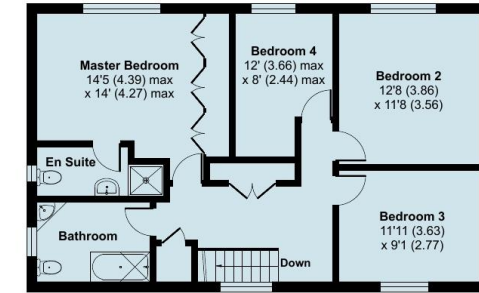
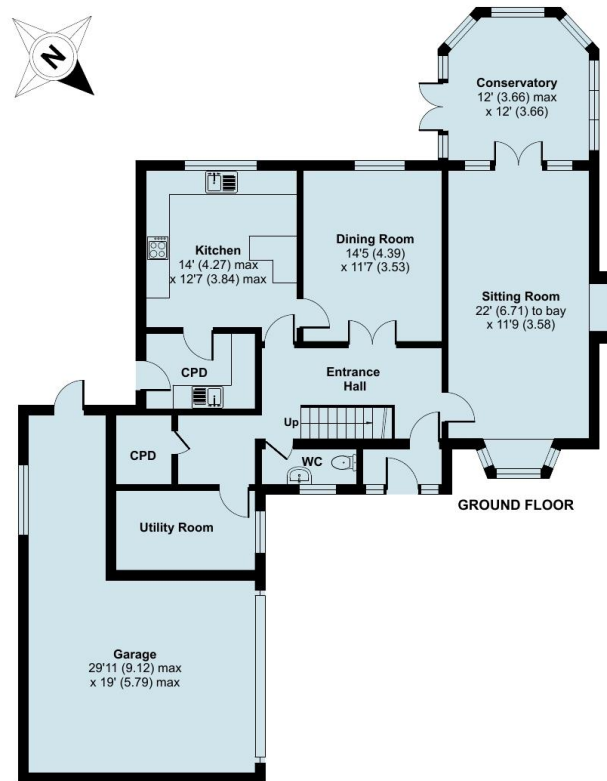
## Ivydene Court, The Mount, Dunton Bassett, Lutterworth, LE17

Approximate Area = 2031 sq ft / 188.6 sq m

Garage = 397 sq ft / 36.8 sq m

Total = 2428 sq ft / 225.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Howkins & Harrison. REF: 1111807

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		
www.epc4u.com		

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  
Instagram HowkinsLLP

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.



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.