



8 Main Street, Dunton Bassett, Lutterworth  
Leicestershire, LE17 5JH

HOWKINS &  
HARRISON

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Dunton Bassett, Lutterworth,  
Leicestershire, LE17 5JH

Guide Price: £210,000

This charming “Chocolate Box” period cottage is situated in the centre of the sort after village of Dunton Bassett. The property has been sympathetically restored retaining many original features. Viewing is highly advised to appreciate this stunning cottage.

#### Features

- Charming period property
- Original features
- Sought after village location
- No onward chain
- Gas central heating and double-glazed windows
- Bedroom and good size bathroom
- Two reception rooms
- Modern fitted kitchen
- Courtyard cottage garden
- Energy rating-D



## 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 Euston Station.



## Ground Floor

The approach to this delightful period property is via a stone archway to the left-hand side of the cottage where there is a pretty courtyard, and the wooden door leads into the entrance hall. The lovely country kitchen has been sympathetically decorated with a terracotta tiled floor and base and wall fitted cupboards with space for appliances and a Belfast sink with a view to the rear courtyard. A large open arch leads you through to the dining area, where the tiled floor continues and features an antique style radiator under the window, an adjacent stable door provides access to the rear garden. A stripped doorway leads into a lounge area with its original fireplace with wood burning stove and stripped pine floorboards, a fitted cupboard sits in the recess.

## First Floor

The original stripped wooden staircase leads to a landing area off which the charming double bedroom is situated with a wooden floor and period fireplace. The bathroom overlooks the rear of the property and has a roll top bath with claw feet, a pedestal wash basin and WC.

## Outside

The stable door takes leads you into a delightful, paved courtyard with seating area, the shrub borders and climbers make it an attractive private garden space.

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

### Fixtures and Fittings

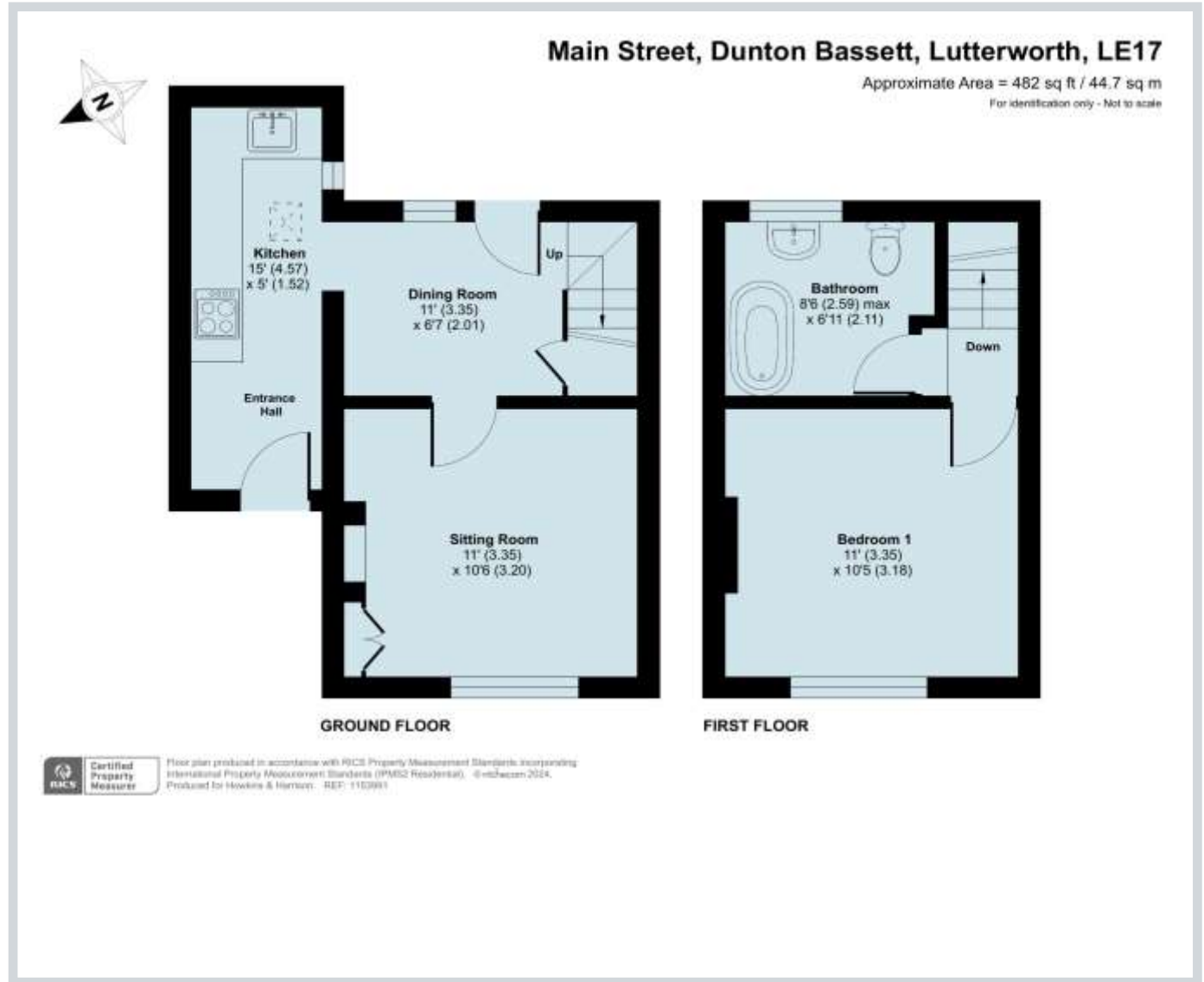
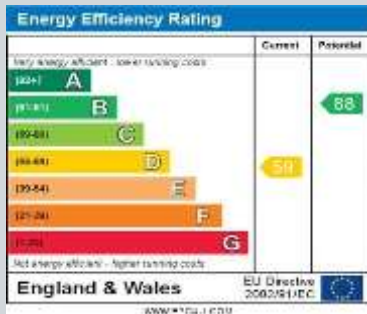
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

### 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 -B



### Howkins & Harrison

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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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