



Croft Cottage, West End, Bitteswell, Lutterworth, Leicestershire, LE17 4SE

HOWKINS &  
HARRISON

Croft Cottage, West End,  
Bitteswell, Lutterworth,  
Leicestershire, LE17 4SE

Guide Price: £665,000

An extended four double bedroom character property, offering spacious and flexible accommodation in the sought after Leicestershire village of Bitteswell. Overlooking The Green, the property further benefits from a single garage and a generous, fully enclosed landscaped rear garden.

### Features

- Character cottage
- Popular village location
- Four double bedrooms
- Master with en-suite
- Kitchen/breakfast room
- Utility room
- Downstairs cloakroom
- Original features
- Engineered oak flooring
- Garage
- Attractive, generous landscaped gardens
- Spacious reception hall
- Four reception rooms



## Location

Bitteswell is an extremely sought after Leicestershire village, situated approximately one mile north of Lutterworth. The village has two public houses, village hall, an exceptional primary school, cricket club and the picturesque St Mary's Church in the centre of the village. More comprehensive amenities are available in Lutterworth which offers an assortment of shops, supermarkets, which includes a Waitrose, churches, doctors and dentists. There are numerous restaurants, pubs and wine bars and a number of hotels including a traditional coaching inn. 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 high speed train services to London Euston from Rugby, as well as services to London St. Pancras International from Market Harborough, which take just under 50 minutes.



## Ground Floor

From under a covered storm canopy, a part obscure glazed door provides access to the entrance porch, with a multi paned door leading through to an impressive reception hall, which has a bespoke oak staircase rising to the first floor. This room is currently being used as a music room and has windows overlooking the front aspect and an attractive feature fireplace, with gas stove inset and quarry tiled hearth. Doors lead to the remaining ground floor accommodation including the lounge which also benefits from an Adams style fireplace with open fire inset and tiled hearth. There is engineered oak flooring which also features in the hall and through to the sitting room (currently being used as an art room) which features exposed ceiling timber and an attractive exposed brick wall, giving the room character. The dining room has two Velux windows, further engineered oak flooring and a window looking through to the kitchen, with the focal point of the room being an original bread oven inset into the chimney breast. A further door leads through to the family room, where French doors provide views over and open out to the rear garden. The downstairs cloakroom can also be accessed from here and is fitted with a white high gloss vanity unit with wash hand basin inset, WC and chrome heated towel ladder. The kitchen has quarry tiled flooring, exposed ceiling timber and large picture windows, which afford plenty of natural lights and overlook the attractive rear garden. There are numerous, bespoke built wall and base country style kitchen cabinets including leaded display cabinets, shelves and drawers with wooden work surfaces over. There is a Rangemaster gas cooker with five burners and space for a fridge, freezer and dishwasher. The utility room features further quarry tiled flooring along with additional cabinets and a Belfast sink, with space and plumbing for a washer and dryer. A door from the utility room provides access to the garage.





## First Floor

A spacious split-level landing has doors leading to four bedrooms and the family bathroom. The master bedroom is fitted with engineered oak flooring, with the standout feature being beautiful A-frame timbers and exposed beams. There are fitted wardrobes to one wall, a large multi paned window overlooking the garden along with an en-suite, which is fitted with a ball and clawfoot bath with Victorian style fittings over including a handheld shower, a white shaker style vanity unit with wash hand basin inset, walk-in shower with chrome and glass shower screen, WC and chrome heated towel ladder. There are three further double bedrooms two of which overlook the front aspect and The Green, whilst the third bedroom enjoys views over the garden. The floor is completed with a separate WC and a further bathroom fitted with mosaic vinyl flooring, comprising of white high gloss vanity unit with wash hand basin over, bath with handheld shower attachment and adjacent, is a separate shower with jets and massage features.

## Outside

To the front of the property there is ample parking in the quiet lane and an integral single garage. To the rear is a generous and well established, split-level garden with a paved patio area running across the rear of the property, providing an ideal space for outside dining and entertaining, and a pergola with an established vine over, along with a dwarf brick wall to one side. There is a further raised feature patio area at the next level with lawn and planted borders. The paved pathway leads to the rear of the garden where there is a large garden shed/workshop. Numerous planted borders provide a variety of seasonal colour with plants including Lavender, climbing Honeysuckle, roses and hostas.





## Viewing

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

## Fixtures and Fittings

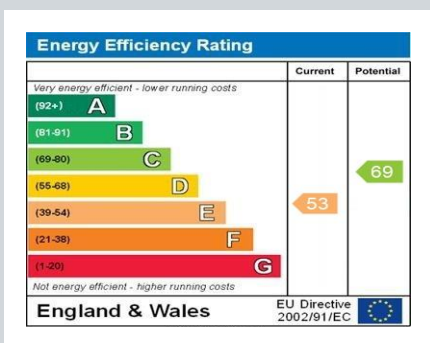
In regard to fixtures and fittings and appliances these are available by separate negotiation. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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

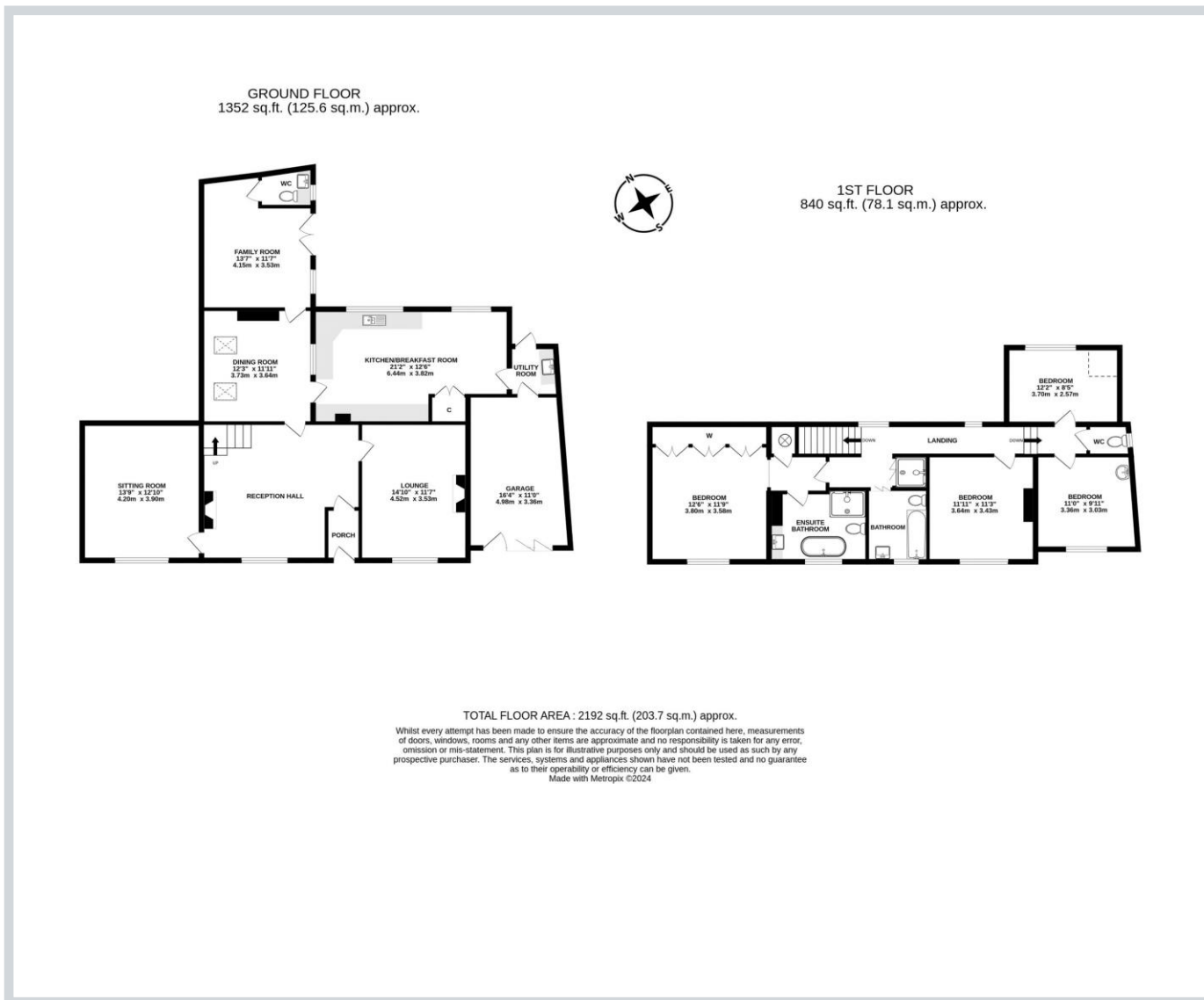
Harborough District Council 01858 828282.  
Council Tax Band – F.



## Howkins & Harrison

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