



The Paddocks, 23 Valley Lane, Bitteswell, Lutterworth, Leicestershire, LE17 4SA

HOWKINS &  
HARRISON



The Paddocks, 23 Valley Lane,  
Bitteswell, Lutterworth,  
Leicestershire, LE17 4SA

Guide Price: £745,000

An extended, four double bedroom detached property finished to a high standard, located in the heart of the popular village of Bitteswell with open countryside views to the rear. This property sits in a corner plot and offers open plan family living along with an additional reception room, garage and parking. No onward chain.

### Features

- Open views to the rear
- Extended
- Open plan family living accommodation
- Principal suite with dressing room and en-suite
- Juliet balcony
- Terrazzo floor tiling
- Four spacious bedrooms
- Corner plot
- Popular village location
- High specification



## Location

Bitteswell is an extremely sought after Leicestershire village, situated approximately two miles to the north of Lutterworth. Within the village is a church, public house, and a highly regarded village primary school. More comprehensive amenities are available in Lutterworth. 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 train services to London Euston from Rugby as well as services to London St. Pancras International from Market Harborough.



## Ground Floor

A spacious entrance hall has attractive Terrazzo flagstones which extend through to the kitchen/dining/sitting room. Stairs, with a useful understairs storage cupboard, rise to the first floor and doors lead to the ground floor accommodation including the downstairs cloakroom which has wood effect flooring, wash hand basin over a vanity unit and WC. Adjacent to the cloakroom is the family room benefitting from dual aspect windows, which afford plenty of natural light, wooden flooring and coving to the ceiling. The impressive, extended kitchen/sitting/dining room is fitted to a high standard and is laid out into different zones. There are two sets of bi-fold doors, with the focal point of the room being an attractive log burner inset into the chimney breast, with attractive beam over and slate hearth. The kitchen is fitted with cream shaker style kitchen cabinets with quartz work surfaces over and features cutlery and pan drawers. There is an impressive island unit with additional storage, double Belfast sink, dishwasher and seated breakfast bar area. Further fitted appliances include a range style cooker with five gas burners and stainless steel splashback with, Capel extractor fan over, Caple microwave, fridge and freezer. A door from the kitchen leads to the utility room, which has a further range of cream shaker style wall and base cabinets, along with space for additional appliances.









## First Floor

A spacious galleried landing has doors providing access to the first floor accommodation including four double bedrooms, the family bathroom and a useful storage cupboard. The master suite is particularly spacious and is currently being used as a bedroom/home office and sitting room. Double doors lead to a Juliet balcony which overlooks the lovely rear aspect, with further doors through to a walk-in wardrobe and the attached en-suite. There are three further double bedrooms, with the guest bedroom having wood effect flooring, a box bay window and double wardrobes whilst bedroom three benefits from contemporary sliding wardrobes, with mirror centrepiece fitted across one wall. The family bathroom is particularly spacious, fitted with a freestanding bath with Victoria washstand over, chrome heated towel ladder, cream shaker style vanity unit with wash hand basin and WC inset with wall mounted flush. There is a corner shower enclosure with glass and chrome sliding doors, rainforest shower head and separate handheld shower.

## Outside

The property is approached via a tarmacadam drive which leads to a block paved driveway, with parking for several vehicles in front of the garage. The front of the property is of particularly low maintenance, with block paving and a planted established shrub. Two side gates provide access to the generous rear and side gardens which has a paved patio, edged with cobble stones, extending across the rear of the property and around to the side, providing a fantastic outdoor dining and entertaining area. The rear garden is a combination of lawn and bark chippings with established trees and shrubs and is enclosed by a combination of close board fencing, brick-built wall and post and rail fencing, allowing views across the neighbouring paddock and countryside beyond.









## 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

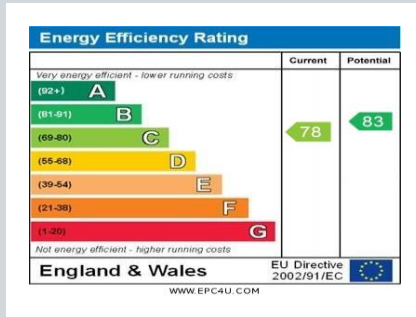
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Local Authority

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



## Howkins & Harrison

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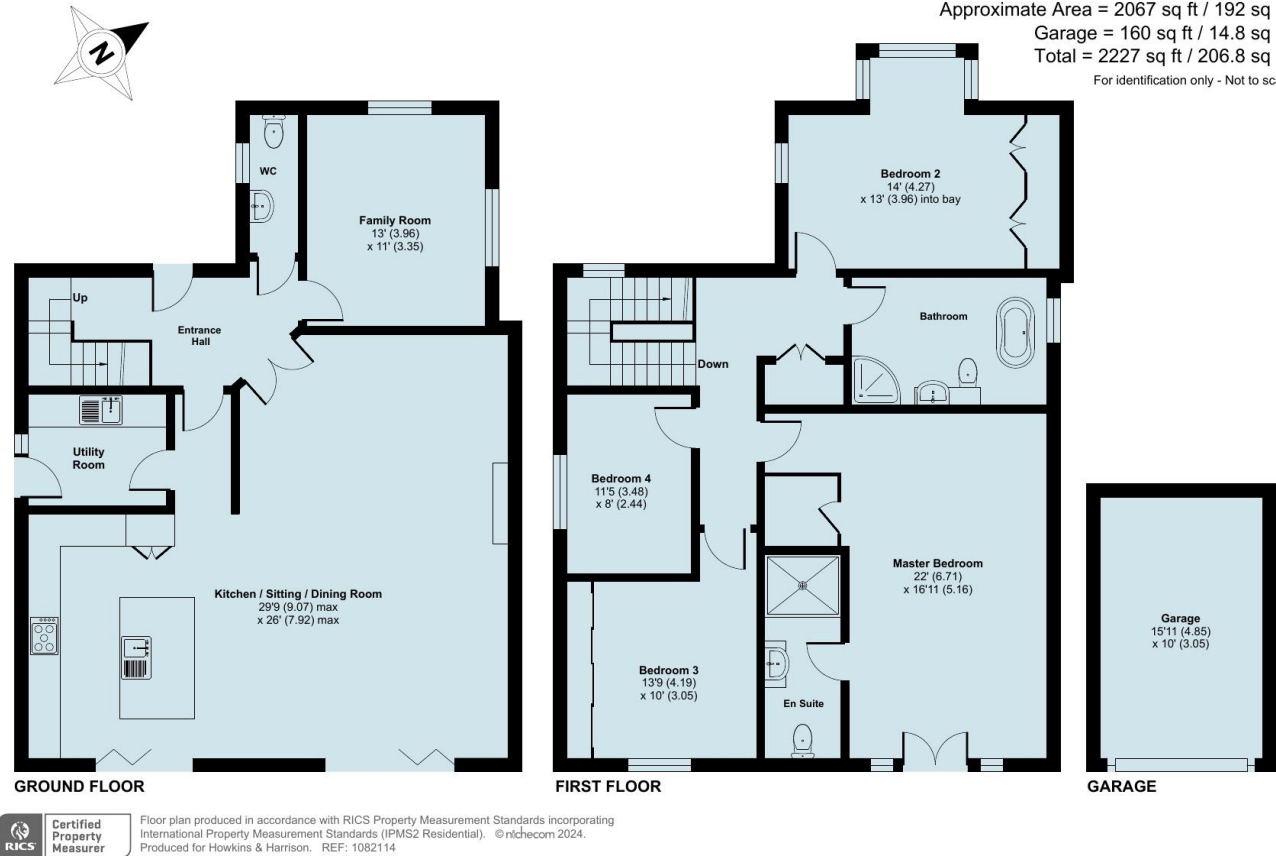
## Valley Lane, Bitteswell, Lutterworth, LE17

Approximate Area = 2067 sq ft / 192 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 2227 sq ft / 206.8 sq m

For identification only - Not to scale



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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