



Dan Y Deri, The Green, Bitteswell, Lutterworth, Leicestershire, LE17 4SB

HOWKINS &  
HARRISON







Dan Y Deri, The Green,  
Bitteswell, Lutterworth,  
Leicestershire, LE17 4SB

Guide Price: £825,000

A beautifully presented and extended five bedroom detached property boasting an impressive open plan kitchen/dining/family room, with separate home office/bar/gym, double garage and off-road parking, located in the highly sought after Leicestershire village of Bitteswell.

### Features

- Spacious accommodation over two floors
- Open plan kitchen/dining/family room
- Bi fold doors
- Five well proportioned bedrooms
- Glass and oak staircase
- Generous living room
- Outbuilding currently used as a bar/gym
- Large store
- Double garage with electric roller door
- Fitted wardrobes to four bedrooms
- Attractive pergola
- Popular village location
- Close to Lutterworth town centre and amenities



## Location

Located just a mile north of Lutterworth town centre, Bitteswell is a pretty village with two public houses, a village green, parish church and an Ofsted 'outstanding' rated Church of England primary school. There is a village hall which holds many sporting and recreational clubs and nearby Lutterworth offers excellent local shopping facilities and some very good secondary schooling. There are excellent transport links via the A14, M1 and M6 and nearby Rugby offers a frequent rail service to London Euston which takes just under 50 minutes.



## Ground Floor

From under a covered storm porch, an oak front door opens into a welcoming entrance hall fitted with solid wooden flooring, which extends through to the living room and study. Glass and oak stairs rise to the first floor and oak doors lead through to the ground floor accommodation. The living room is particularly spacious and runs from the front to back of the property. There is an attractive large box bay, multi paned window to the front and multi paned French doors to the rear, which flood the room with natural light and open out onto the garden. The focal point of the room is an attractive open feature fireplace with fire basket and a stone surround and hearth. The extended kitchen/dining/family room provides a fabulous open plan space, ideal for family and social gatherings or entertaining guests. The kitchen is fitted with a combination of grey and red high gloss kitchen wall and base cabinets, including cutlery and pan drawers with Corian worksurface over. Integrated appliances include a Bosch double oven and microwave, dishwasher, a five ring gas hob with complementing red glass splashback and extractor fan above, with space and plumbing for an American fridge/freezer, which has a range of full height larder cupboards and pull out spice racks either side. There is a seated breakfast bar overlooking the dining and family area with Velux windows above and bifold doors to the rear garden. A further door leads to a spacious utility room, fitted with further wall and base cabinets with solid wood worksurfaces, Belfast sink along with space and plumbing for a washing machine and tumble drier. Doors lead to the integral garage and out to the rear garden.











## First Floor

A glass and oak galleried landing has complementing oak doors leading to the bedrooms, family bathroom and useful airing cupboard. The principal bedroom features a high ceiling, triple aspect multi paned windows which afford plenty of light and overlook both the front and rear aspect. The master suite benefits from built-in cupboards and its own en-suite comprising of a chrome and glass shower enclosure, WC, wash hand basin and chrome heated towel ladder. Bedroom two overlooks the rear aspect, enjoying views over the garden and benefits from fitted wardrobes. Bedrooms three and four also have fitted wardrobes and are located to the front of the property, with bedroom five overlooking the rear garden. The family bathroom features ceramic slate grey tiled flooring with complementing white and mosaic tiling to the splashback areas, a chrome and glass shower enclosure, wash hand basin, WC and heated towel ladder.







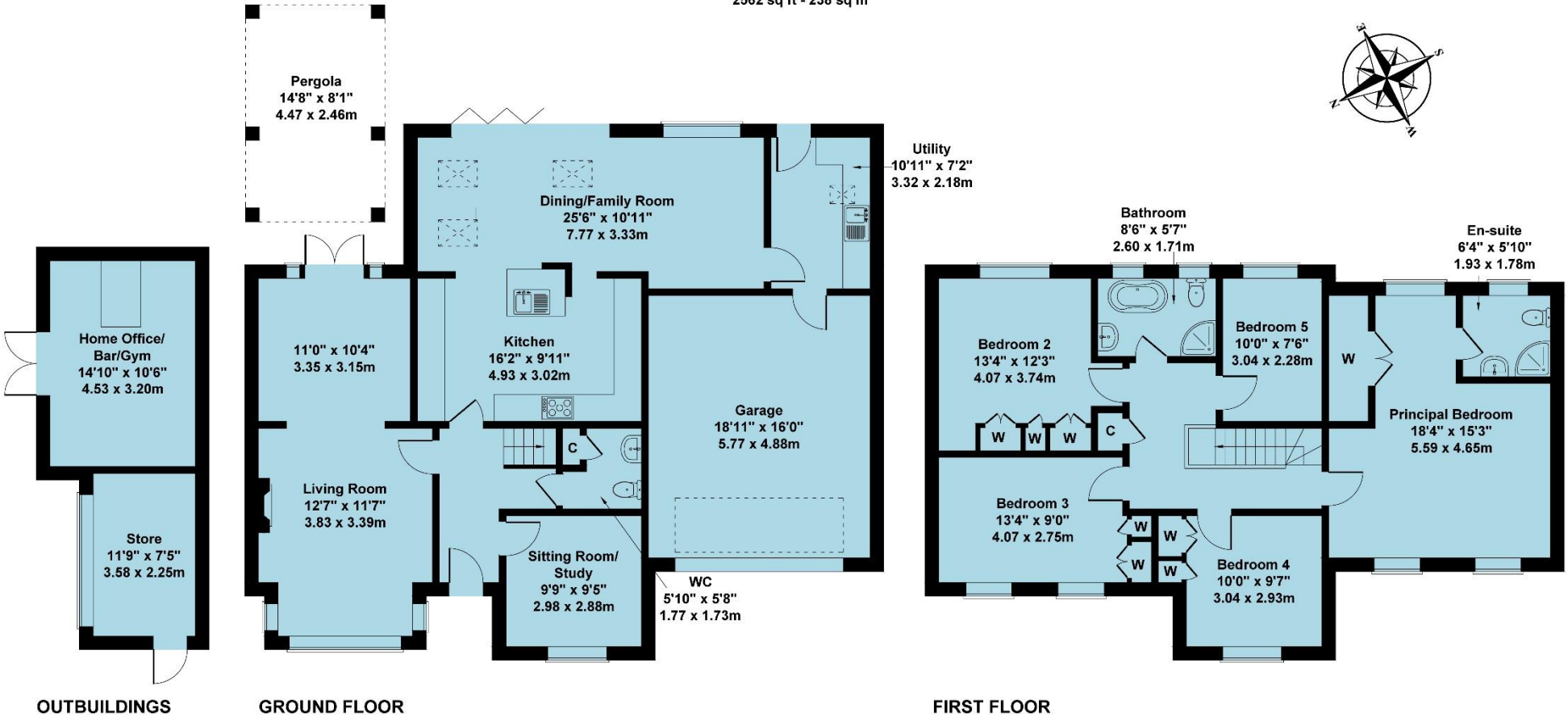






**Dan y Deri Valley Lane, Bitteswell LE17 4SB**

Approximate Gross Internal Area  
2562 sq ft - 238 sq m



Not to Scale. Produced by The Plan Portal 2025  
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## Outside

To the front of the property there is a block paved driveway with parking in front of the double garage with electric roller door. The property is bound by a low level brick built wall with double wooden pedestrian gates. The front garden has been designed to be low maintenance, with a small lawn area and borders planted with a variety of shrubs and plants. A side gate leads to the generous rear garden which is mainly laid to lawn with slate paths which lead to the wooden outbuilding, which is currently being used as an entertaining area, with bar and gym, but could make an ideal home office. This outbuilding is divided into two sections with a spacious store attached. There is a paved patio which extends across the rear of the property along with a fabulous large pergola outside the living room, ideal for entertaining. Borders have been planted with a variety of shrubs and trees including a Red Robin and Forsythia, providing colour to this beautifully maintained garden.

## Agents Note

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





## Viewing

Strictly by prior appointment via the agents Howkins & Harrison on 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](tel:01858-828282).  
Council Tax Band – F

EPC graph to be added



## Howkins & Harrison

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