



Bobbins, Ashby Lane, Bitteswell, Lutterworth, LE17 4SQ

HOWKINS &  
HARRISON



Bobbins, Ashby Lane,  
Bitteswell, Lutterworth, LE17 4SQ

Guide Price: £425,000

A spacious and extended three bedroom bungalow with huge potential, set back from the road with large gardens, two garages, and stunning south-facing views over fields. Requiring modernisation throughout, this unique home offers a fantastic opportunity to create your dream property in a peaceful semi-rural setting.

### Features

- Spacious and extended three bedroom bungalow
- Scope to extend and renovate
- South facing rear garden
- Open views over conservation land
- Driveway parking for multiple vehicles
- Two garages, outbuildings & office space
- Generous front and rear gardens
- Quiet and sought after setting
- EPC rating -E





## 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.



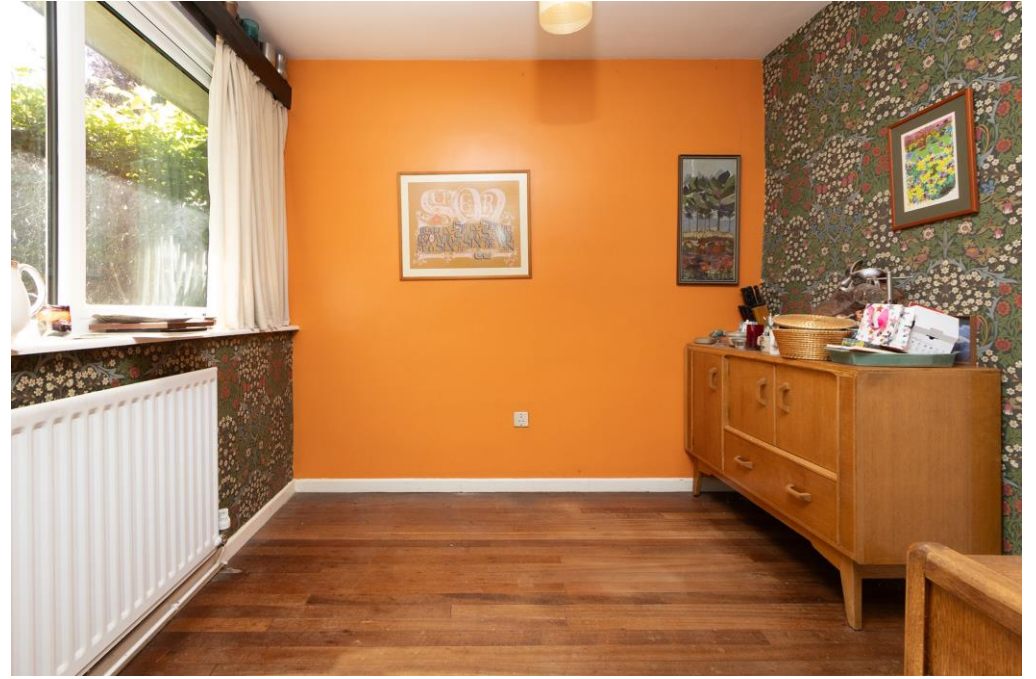
## Ground Floor

Set back and tucked away from the road, this deceptively spacious bungalow presents an exciting opportunity for those looking for a project. Offering a unique blend of space, privacy, and countryside charm, the property is ideal for buyers ready to modernise and add value. Inside, the property requires updating throughout but offers a solid and flexible layout. The galley kitchen, located at the front, overlooks the garden and leads to the dining room with large windows capturing views across the front lawn. A spacious lounge sits at the rear of the home, featuring French doors opening onto a large, south-facing garden that backs onto peaceful conservation fields. To the right side of the property, there is cloakroom storage, a main shower room, and two double bedrooms. The master is situated to the rear of the property. A further double bedroom at the rear leads into a generous extension, which provides access to the rear garden and second garage. This extension includes a large office and a walkthrough storage space, ideal for home working or conversion potential. The second bedroom is another double room that overlooks the front of the property. There is an additional open space between the bedrooms which is currently used as office/bedroom space but could be re-configured to make a third bedroom.











## Outside

With a generous frontage, the home boasts a large lawned garden and a driveway with parking for multiple vehicles, alongside a single integral garage and a second garage to the side of the property. The rear garden is a standout feature, with a South-facing, expansive, and enjoying uninterrupted views over conservation land. Additional brick-built outbuildings with a toilet and storage add yet more flexibility.



Set back and tucked away from the road, this deceptively spacious bungalow presents an exciting opportunity for those looking for a project.









## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01455-559203](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

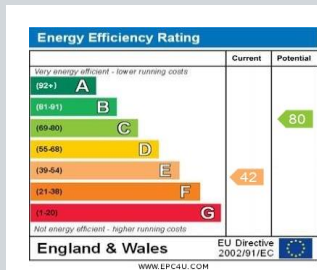
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Agents Note

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

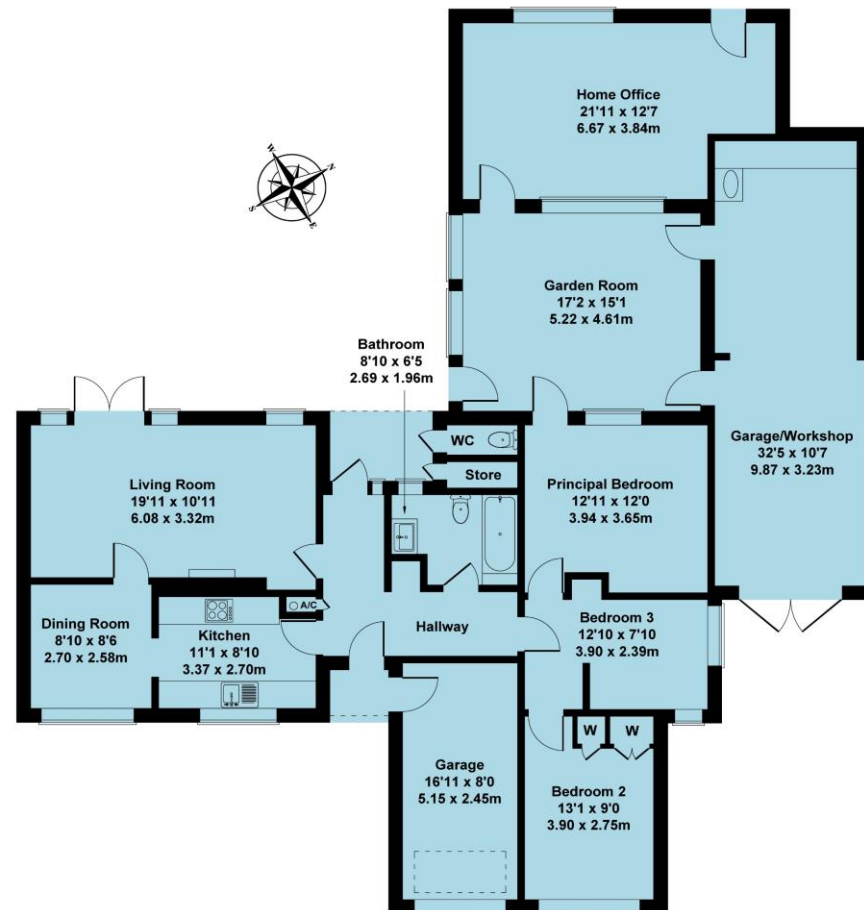
## Local Authority

Harborough District Council Tel:01858-828282.  
Council Tax Band – F



## Bobbins Ashby Lane Bitteswell Lutterworth LE17 4SQ

Approximate Gross Internal Area  
2067 sq ft - 192 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

## 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.