



The Old Bakery, Manor Road, Bitteswell, Lutterworth, Leicestershire, LE17 4RZ

HOWKINS &  
HARRISON







# The Old Bakery, Manor Road, Bitteswell, Lutterworth, Leicestershire, LE17 4RZ

Guide Price: £725,000

A beautifully presented five bedroom, former bakery and mill updated to a high standard, offering spacious accommodation over three floors with off-road parking, car port and wonderful landscaped rear gardens, in the heart of the highly sought after village of Bitteswell.

## Features

- Sought after village location
- Modernised and upgraded to a high specification
- Five well-proportioned bedrooms
- Three bathrooms, two of which are en-suite
- Spacious kitchen /breakfast room
- Separate dining room and sitting room
- Open fire and wood burning stove
- Snug
- Downstairs cloakroom
- Ground floor study/home office
- Large utility room
- First floor living room
- Three floors with over 3,000 sq feet of accommodation
- Off-road parking
- Car port
- Beautifully landscaped and generous rear garden
- Summer house currently used as a gym



## 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

Enter into a spacious entrance hall with Amtico flooring, stairs rising to the first floor and doors leading through to the ground floor accommodation, along with door to a useful understairs storage cupboard. There is a study with frosted windows, which overlook the front aspect, and an attractive brick-built fireplace. A spacious cloakroom is fitted with wash hand basin, WC and a heated towel ladder. There is a large utility room fitted with cream shaker style kitchen cabinets, cutlery and pan drawers with quartz work surface over and space for a washing machine and tumble drier, along with a fridge/freezer. There is a privacy window to the front and an attractive stained-glass door which provides access to the car port. The snug benefits from dual aspect windows and is fitted with a log burner inset into the chimney breast with attractive cast iron surround, with oak wooden flooring which extends through to the sitting room, where there is a chimney breast with original bread oven and open fire with fire basket on a slate hearth. Dual aspect windows afford plenty of natural light and a multi paned door leads through to the dining room, which joins the bakery to the old mill and has stairs rising to the first floor, a useful understairs cupboard, window overlooking the courtyard and French doors to the rear garden. The kitchen/breakfast room located to the rear of the property has travertine flooring, which complements the flooring in the dining room. The kitchen is fitted with a variety of stylish cream and navy blue shaker style kitchen cabinets, pantry cupboard, cutlery and pan drawers with granite work surfaces over. There is an island unit with further storage options, Belfast sink and a door which leads to the rear garden. Integrated appliances include a range style cooker, fridge, freezer and dishwasher.









## First Floor

Off the dining room, a staircase provides access to the first floor landing which leads to a spacious first floor living room, with exposed ceiling timbers, dual aspect French windows in front of two Juliet balconies, providing wonderful views across the beautiful landscaped rear gardens. This room could alternatively be used as an additional bedroom if required. There is a storage cupboard under the stairs which rise to the second floor. A further door from the landing leads to the principal suite which is of a generous size and includes a walk-in wardrobe and en-suite, which is under floor heated and fitted with attractive ceramic tiling to the floor and splash back areas, chrome and glass shower enclosure, wash stand with cupboards below and fitted mirror with lighting over and WC. The main landing is also accessed from the principal bedroom, as well as the main staircase from the floor below, and leads to three more double bedrooms, one of which has fitted wardrobes. The family bathroom comprises of a white suite fitted with a bath, shower, WC, wash hand basin and heated towel ladder.



## Second Floor

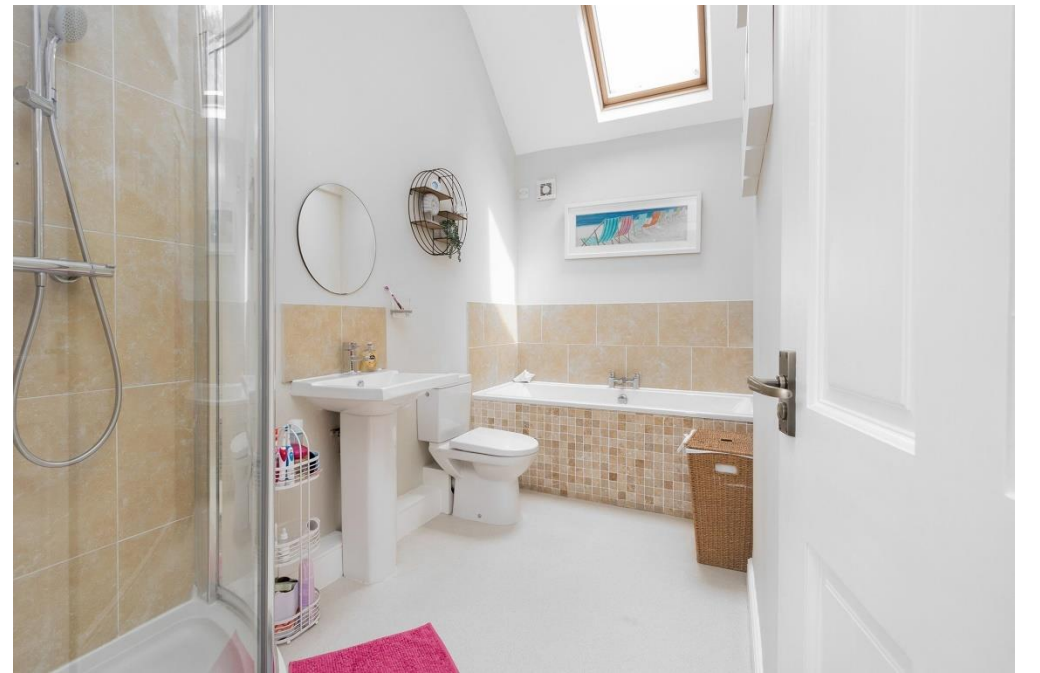
Bedroom two occupies the second floor and has exposed timbers to the ceiling, skylights and a multi paned window overlooking the rear aspect, further benefitting from a recently re-fitted en-suite with shower enclosure, pale grey high gloss vanity unit with wash hand basin inset and WC with wall mounted flush, chrome heated towel ladder, herringbone flooring, ceiling timber and Velux window. Opposite bedroom two there is a useful storage cupboard with hanging space.













## Outside

Bi-fold wooden doors open to a carport with paved area for parking and further bi-fold doors to the rear of the carport, which open to a private courtyard garden but could also be used for additional parking if required. The pretty courtyard is currently being used as an outdoor entertaining area and is particularly low maintenance, with a spacious pebbled area, sleeper edged beds planted with a variety of shrubs and plants including roses, lavender and honeysuckle. A paved pathway extends around to the rear of the property to the beautifully landscaped gardens, which are divided into two sections. There are further sleeper edged beds, a large paved and block paved patio, barbecue area, working pump and an attractive brick-built well with frosted top, ideal for using as a table when entertaining. The part brick-built walled garden is mainly laid to lawn with established flower beds planted with varieties of plants and trees including fruit trees, ferns and an attractive Philadelphus mock orange tree. A pathway runs from the patio, past a garden shed through a wrought iron pergola, to a further garden area which is mainly laid to lawn. This area is enclosed to three sides with a combination of close board fencing and established hedges and trees, with a low level boundary to one side allowing views across the neighbouring countryside. There is outside lighting, a cobbled and paved patio, along with a pathway which extends around the lawn and leads to a garden shed, green house and summer house, which is currently being used as a gym, but could make an ideal work from home office.

## 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 – E.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	65	78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

## Howkins & Harrison

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## The Old Bakery Manor Road Bitteswell LE17 4RZ

Approximate Gross Internal Area  
3186 sq ft - 296 sq m



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

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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