



Manor Cottage, Manor Road, Claybrooke Magna, Lutterworth,
Leicestershire, LE17 5AY

HOWKINS &
HARRISON

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Claybrooke Magna, Lutterworth,
Leicestershire, LE17 5AY

Guide Price: £700,000

A three/four bedroom, recently renovated detached character cottage with double garage, stable block and yard, with a 0.17 acre formal garden and separate 0.70 acre paddock with two field shelters. Located in the popular village of Claybrooke Magna and situated on a quiet no through road, this property is offered for sale with no onward chain.

Features

- Recently renovated throughout
- New kitchen
- Recently refitted bathroom
- New carpets and flooring
- Inglenook fireplace
- Exposed timbers
- Flexible living accommodation
- Stable block
- Double garage
- Two field shelters
- 0.17 acre garden
- 0.70 paddock
- Total plot extending to 0.95 acres



Location

Claybrooke Magna is situated off the A5 and is within easy reach of the M69/M1/M6. The local market town of Lutterworth is approximately 5 miles away with a good selection of local shops and amenities. The pretty village of Claybrooke Magna is surrounded by attractive Leicestershire countryside. Within the village there is a traditional village hall for community events, local public house and a sought-after Primary school, situated at the neighbouring village of Claybrooke Parva.

Agents Note

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



Ground Floor

Enter into the entrance hall with doors leading to the ground floor accommodation. The kitchen/breakfast room has recently been re-fitted with wood effect flooring and a variety of high gloss wall and base cabinets and drawers, with complementing work surfaces over. There is a stable door which provides access to the rear garden and integrated appliances include an Beko electric hob, with glass splash back and extractor fan above, an electric oven along with space and plumbing for a washing machine. Adjacent to the kitchen there is a reception room with sliding door to the cloakroom, fitted with attractive herringbone vinyl flooring, wash hand basin and WC. This room could also make an ideal ground floor bedroom. The dining room is light and airy with dual aspect windows and provides access to the sitting room, which has exposed ceiling timbers and French doors to the rear garden. A wonderful brick-built inglenook fireplace with beam and shelf over provides a focal point to the room. A further door from the sitting room opens to stairs which rise to the first floor.





First Floor

A spacious landing provides access to three bedrooms and the family bathroom. The spacious principal bedroom is flooded with light from numerous windows and could quite easily be converted into two bedrooms or, re-arranged to create a dressing area and en-suite. There are two further double bedrooms, both of which overlook the rear aspect and a generously sized bathroom which has recently been refitted with a bath with shower over and chrome and glass shower screen over, WC, white high gloss vanity unit with wash hand basin inset, with tiling to the splashback areas.

Outside

To the side of the property double five bar gates provide access to a yard with stables, double garage and covered store. Both the garden and paddock can be accessed from the yard. The paddock measures 0.70 of an acre and is enclosed by mature hedging and post and rail fencing and has two field shelters, shed and a chicken coop. The formal gardens also have access to the paddock through a pedestrian gate and are mainly laid to lawn, with feature established shrubs and trees including an apple tree and lilac tree. There is a paved patio which runs across the rear of the property, a well and a pathway which leads around to the side of the property where there is a brick-built store and pedestrian gate which leads to the front of the property. Steps from the property lead to a further paved path through a pergola with climbing vine, leading to the lawn area where there is a green house, vegetable plot area and small pond.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

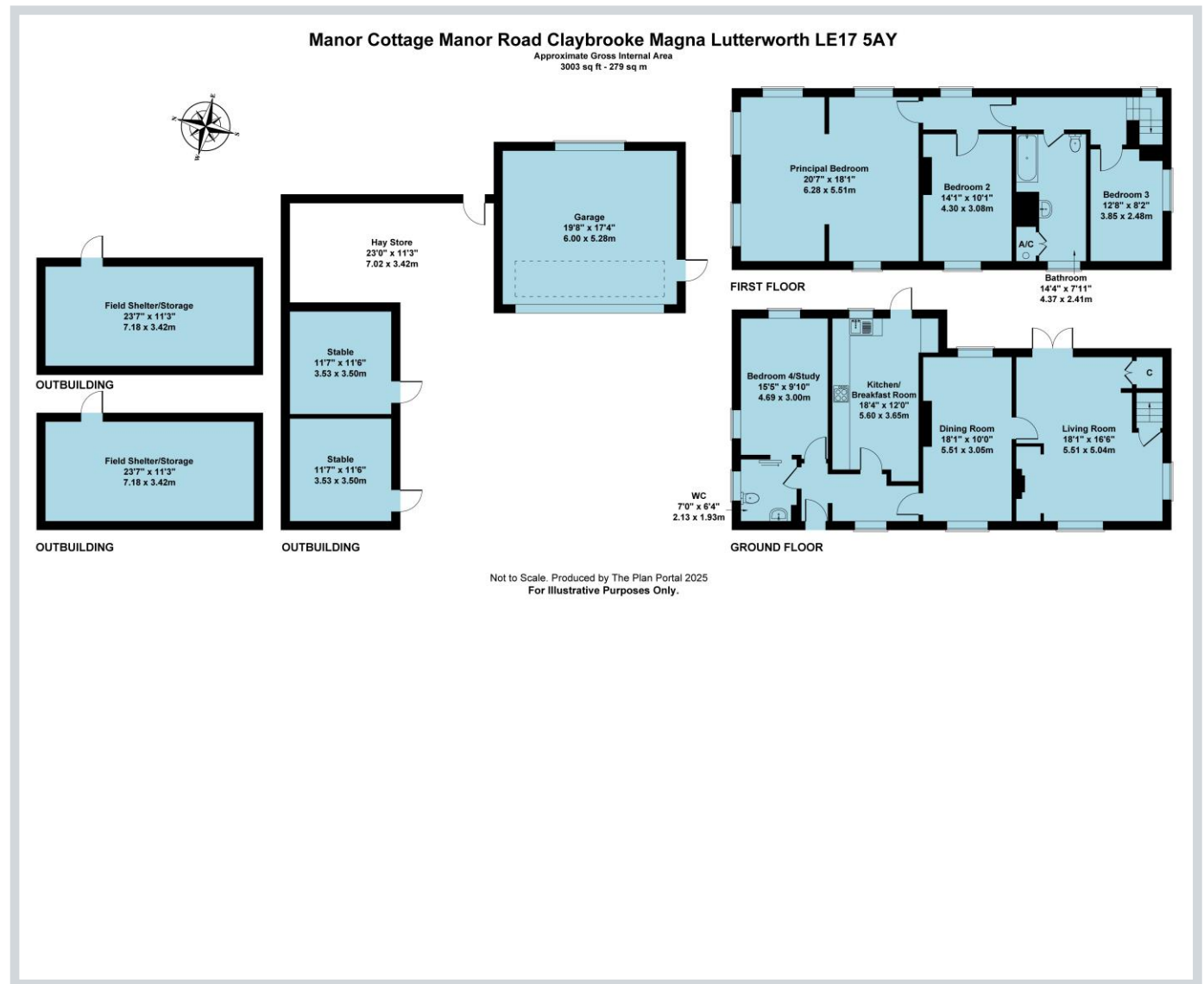
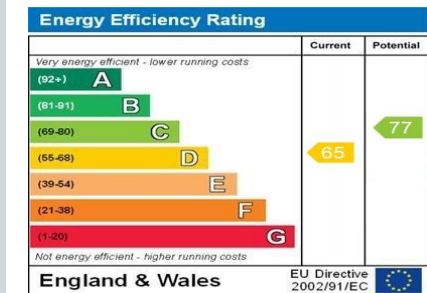
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.
Council Tax Band – G.



Howkins & Harrison

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