



5 Yeomans Keep, Valley Lane, Bitteswell, Lutterworth,
Leicestershire, LE17 4SW

HOWKINS &
HARRISON

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Guide Price: £775,000

A beautifully presented five bedroom detached Parker Lake executive property with double garage. Located in the heart of the popular Leicestershire village of Bitteswell this property offers over 3000 sq feet of accommodation with four reception rooms, a garden room and off road parking for several vehicles.

Features

- Recently re-fitted kitchen
- Spacious principal bedroom with en-suite and fitted wardrobes
- Study, sitting room, dining room, garden room and living room
- Five bedrooms, two of which have en-suites
- Sound system
- Integral vacuum system
- Video entry system
- Enclosed walled garden
- Double garage
- Popular village Location



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

Double front doors provide access to a useful porch with quarry tiled flooring. A further door opens to the hall with intercom system stairs rising to the first floor, decorative coving and ceiling roses and doors which provide access to the ground floor. Attractive Amtico checkerboard flooring extends throughout the hall and into the WC. The split-level kitchen/breakfast room has ceiling speakers and has recently been refitted with a neutral tone shaker style kitchen providing various wall and base cabinets and drawers with plate racks and plank style ceramic flooring. Fitted appliances include an integrated dishwasher and cooker hood with space for a range style cooker, fridge and freezer.

The utility room is accessed from the kitchen and has continuation of the flooring, white high gloss wall and base cabinets offering additional storage and doors providing access to the side of the property and to the integral garage. There is space and plumbing for a washing machine and tumble drier. To the rear of the property there is a lovely family room with ceiling rose and dado rail and leaded French doors opening to the garden, ceiling speaker and ceiling rose with the focal point of this room being a stone effect and marble fireplace with gas fire inset. The dining room is adjacent to the family room and has a window overlooking the rear garden and doors through to the living room with box bay window to the front, feature fireplace, ceiling speakers and ceiling rose along with French doors leading to a lovely garden room.





First Floor

A spacious galleried landing with intercom system features decorative coving and ceiling roses and has doors leading to a linen cupboard, five bedrooms and the family bathroom. The principal bedroom is an impressive size and is fitted with wardrobes to one wall, ceiling roses and ceiling speakers.

There are leaded windows overlooking the front aspect and an adjacent ensuite fitted with white porcelain tiling, a spacious shower enclosure with attractive mosaic tiled inserts, chrome heated towel ladder, his and hers wall hung black high gloss vanity units with wash hand basins, mirrors with lighting over and WC. Bedroom two also overlooks the front aspect and benefits from an ensuite with shower enclosure, bath, WC with wall mounted flush and wash hand basins over a white vanity unit.

There are three further bedrooms all of which overlook the rear aspect. The family bathroom is fitted with ceramic tiling to the floor and tiling to the splash back areas along with a white suite which includes a Jacuzzi style bath with folding shower screen over and Victoriana mixer tap and hand held shower, WC and bidet.

Outside

The front of the property is laid to lawn with established planted borders and mature trees, enclosed by a dwarf brick wall to the front boundary. A block paved drive provides parking for several vehicles in front of a double garage with a side gate providing access to the rear walled garden which is mainly laid to lawn with paved seating areas and mature shrubs and plants including honeysuckle and wisteria.

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 selling agents Howkins & Harrison. 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.

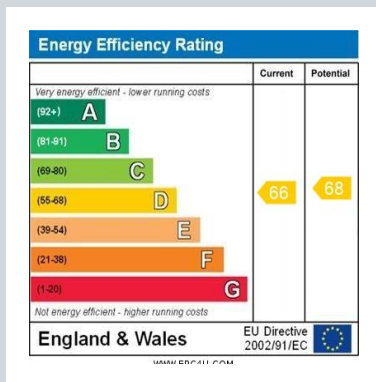
Services

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.

Local Authority

Harborough District Council [Tel:01858-828282](tel:01858-828282).

Council Tax Band-G



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Approximate Gross Internal Area
3261 sq ft - 303 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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