



13 Station Road, Dunton Bassett, Lutterworth, LE17 5LG

HOWKINS &
HARRISON

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Lutterworth, LE17 5LG

Guide Price: £300,000

Located in the popular village of Dunton Bassett and spanning an impressive 1,356 square feet of accommodation, this four bedroom detached property occupies a sizeable plot and benefits from a generous rear garden, with off-road driveway parking and a single garage. The property is in need of complete modernisation, presenting an excellent opportunity for those looking to create their ideal home. Offered to the market with no onward chain.

Features

- Popular village location
- Offering development potential
- In need of modernisation
- Sizeable plot
- Generous garden
- Two spacious reception rooms
- Four bedrooms
- Bathroom
- Garage and outbuilding
- Energy Rating-E



Location

Dunton Bassett is a desirable village with a popular public house and Chinese restaurant, a primary school, village hall and All Saints church. The village is accessed off the main A426 with Lutterworth (4 miles approx.) and Broughton Astley (1.5 miles approx.) where a larger selection of amenities can be found. The village is well placed for motorway access in Lutterworth (M1 Junction 20) and a 50-minute high speed train service to Euston Station.



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

The property opens into a porch, which in turn leads through to the entrance hall, with stair rising to the first floor and doors leading to the ground floor accommodation, including a useful understairs storage cupboard. The sitting room and adjacent dining room run from the front to the back of the property, both with bay windows to the front elevation. The sitting room has a door to the rear, which provides access to the garden. The kitchen is fitted with a range of base and eye level units with complementing worksurfaces over, a window overlooking the garden and a door also providing outside access.

First Floor

To the first floor there are four bedrooms, bathroom and separate WC, with the principal bedroom being located to the front elevation, with bay window and built-in wardrobes.

Outside

The generous rear garden, although currently overgrown, offers significant potential for landscaping.

Viewing

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

Fixtures and Fittings

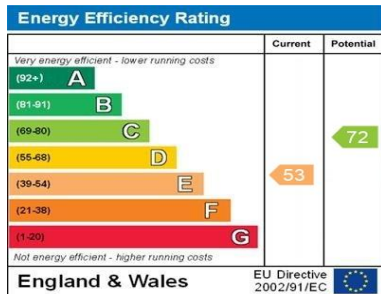
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.

Local Authority

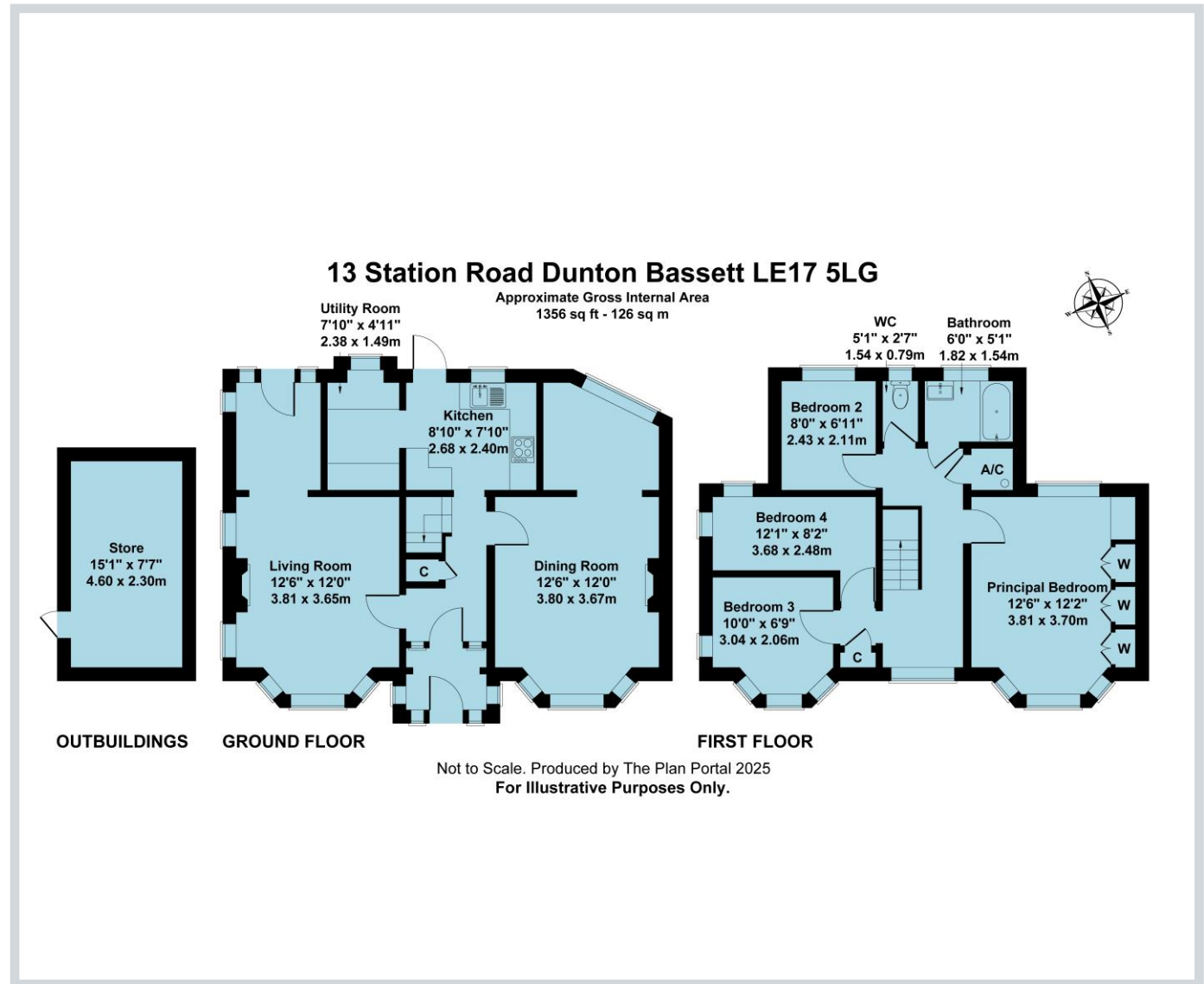
Harborough District Council Tel:01858-828282.
Council Tax Band – D.



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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.



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