



**4 Bedroom House - Detached**  
**located on Church Lane,**  
**Lutterworth**  
**£525,000**

**UP Estates**





**\*\*BEAUTIFUL VILLAGE LOCATION - EXTENDED DETACHED HOME - THREE DOWNSTAIRS RECEPTION ROOMS - FOUR BEDROOMS (ONE EN-SUITE) - WHAT A REAR GARDEN\*\*** Rare opportunity to purchase a home in an amenable, quiet country village but with bags of space and generous downstairs dimensions! Situated nearby to the local primary school, church and plus having access straight on to fields for walking, this property features a lovely rear garden, ideal for entertaining, playing and those who are green fingered. In brief the property comprises: Reception Hall, Formal Lounge, Further Dining Reception Room, Further Office Reception Room, Kitchen/Diner, WC, Utility and Garage to the Ground Floor. There is a Landing, Four Bedrooms (One En-Suite) and a recently refitted Bathroom to the First Floor. Externally there is off road parking for multiple vehicles and private, west facing garden to the rear and with multiple spots that get sunlight throughout the day.

This home has many features, other benefits including spacious boarded loft space offering scope for further development subject to the usual planning permissions

#### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

£525,000

- Extended, Spacious Detached
- Idyllic Village Location
- Four Bedrooms (One En-Suite)
- Three Spacious Reception Rooms Downstairs
- Private, Great Rear Garden
- Off Road Parking & Driveway For Multiple Vehicles
- Refitted Bathroom
- Superb Nearby Road Network - A5 & M1
- Good Decorative Order Throughout

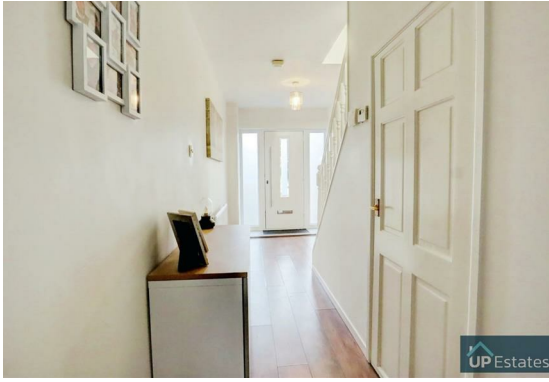




Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







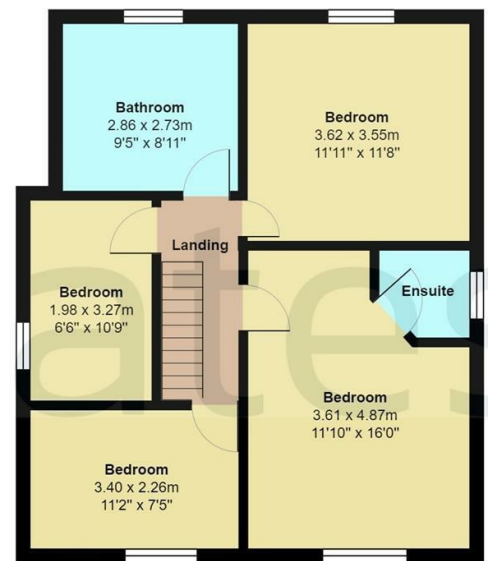
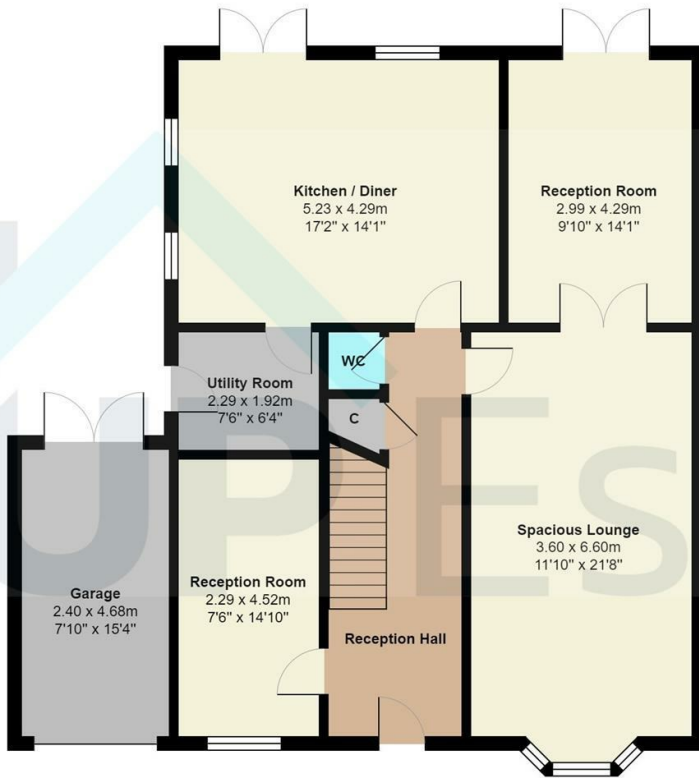




Church Lane, Duntun Bassett, Lutterworth







Total Area: 163.7 m<sup>2</sup> ... 1762 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## CONTACT

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