



2 Manor Close, Claybrooke Magna

Guide Price £525,000

CARTER





2 Manor Close

Claybrooke Magna, Lutterworth

This exceptional detached three-bedroom bungalow is a beautiful home with stylish interiors and an extensive plot, making it the perfect place for tranquillity in the village setting
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Expansive plot with landscaped garden
- Cosy dual-aspect wood burning stove
- Double garage
- Private Driveway
- Multiple French doors with garden access
- Large bay windows with plantation shutters
- Spacious open plan living areas
- Contemporary bathrooms with walk-in showers and corner bath
- Modern kitchen with integrated appliances
- EPC - D / Council Tax Band - E / Freehold





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Entrance Hall

A spacious Entrance hall, with wooden flooring leads into a cosy nook with access to the garden

Kitchen

14' 1" x 7' 3" (4.30m x 2.20m)

A beautifully presented, cream-coloured country-style kitchen offering a perfect blend of charm and practicality. Fitted with a range of quality units and generous worktop space, the kitchen is well-equipped with integrated appliances including a fridge freezer, microwave and double oven with induction hobs. Large windows flood the space with natural light, while the thoughtful layout flows seamlessly into a separate utility area.

Utility Room

9' 10" x 6' 3" (2.99m x 1.90m)

A well-appointed utility area that offers both functionality and ease. This space features ample room for a washer and is complemented by an integrated freezer, providing practical storage solutions. With direct access to the garden, it enhances the home's connection to the outdoors, making it perfect for everyday living.

Dining Area

12' 4" x 9' 5" (3.76m x 2.88m)

A warm and inviting dining space with a warm, country-style feel. The room features soft neutral tones, and a charming log-burning stove set against a feature green wall. Natural light pours in through French doors which give access to the rear garden, while rustic touches like the timber mantel, stacked logs, and textured fabrics create a comfortable and homely atmosphere.



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Lounge

15' 10" x 12' 8" (4.83m x 3.87m)

A bright and spacious living room, with a warm, homely feel throughout. A standout feature is the dual-aspect log burner, set within a charming fireplace with a wooden mantel and green accent wall, creating a restful focal point that can be enjoyed from multiple angles. The room is finished with a soft neutral colour palette, complemented by a large bay window fitted with white shutters that allows plenty of natural light to flood in. The space also benefits from patio doors providing direct access to the garden, enhancing the connection between indoor and outdoor living – ideal for warmer months.

Wc

Separate Wc comprising Wc and wash-hand basin

Principal Bedroom

12' 3" x 11' 9" (3.74m x 3.58m)

This beautifully presented bedroom offers a calm and inviting retreat, finished in a soft neutral palette that enhances the sense of space and light. A large bay window allows natural daylight to flood the room, complemented by clean white shutters for both privacy and style. The room comfortably accommodates a double bed with fitted mirrored wardrobes, providing generous storage while also reflecting light to further enhance the room's airy feel.



En-suite

7' 3" x 5' 3" (2.20m x 1.61m)

The adjoining en-suite comprises of walk-in shower, Wc and wash-hand basin which adds a layer of convenience and privacy. Designed with practicality in mind, it offers a sleek and well-maintained space, perfect for everyday use while maintaining the same clean and calming aesthetic as the bedroom.

Bedroom 2

12' 6" x 8' 7" (3.81m x 2.61m)

A bright and spacious rear-facing double bedroom, situated on the south side of the property, benefiting from an abundance of natural sunlight. It also features fitted wardrobes and direct access to the garden.

Bedroom 3/ Study

8' 8" x 8' 4" (2.65m x 2.55m)

A bright and versatile space, ideal for use as a home office or an additional bedroom. Natural light pours in through the window, creating a pleasant working environment with views over the garden - perfect for both productivity and relaxation.

Bathroom

7' 9" x 7' 1" (2.37m x 2.17m)

This well-appointed bathroom is finished in a clean, contemporary style. It features a large corner bath, ideal for relaxing, alongside a separate walk-in shower, a pedestal wash hand basin and WC. Complemented by wall-mounted storage and mirrored cabinetry to maximise space and practicality. Neutral tiling throughout with a decorative border adds a subtle touch of character, while the frosted window allows for natural light while maintaining privacy.

Garden

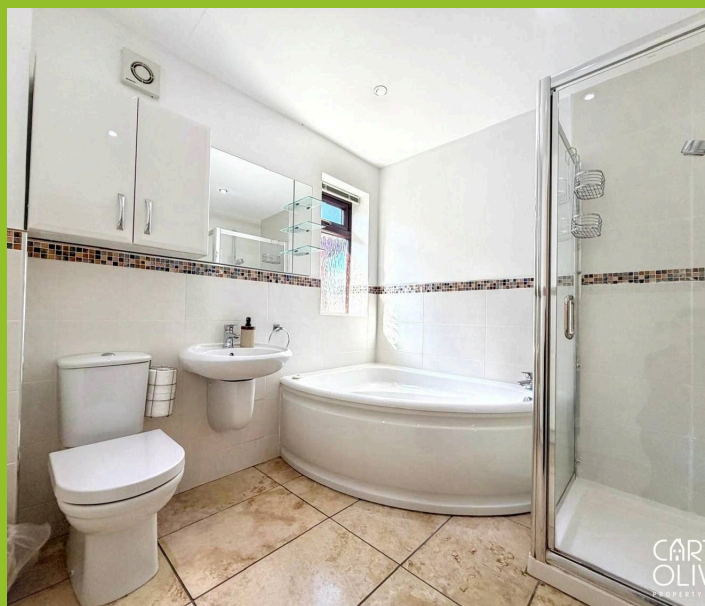
A beautiful, expansive south-facing garden offering ample space for children, pets, and keen gardeners alike. To the rear, you'll find a variety of fruit trees, including cherry and apple.

DOUBLE GARAGE

2 Parking Spaces

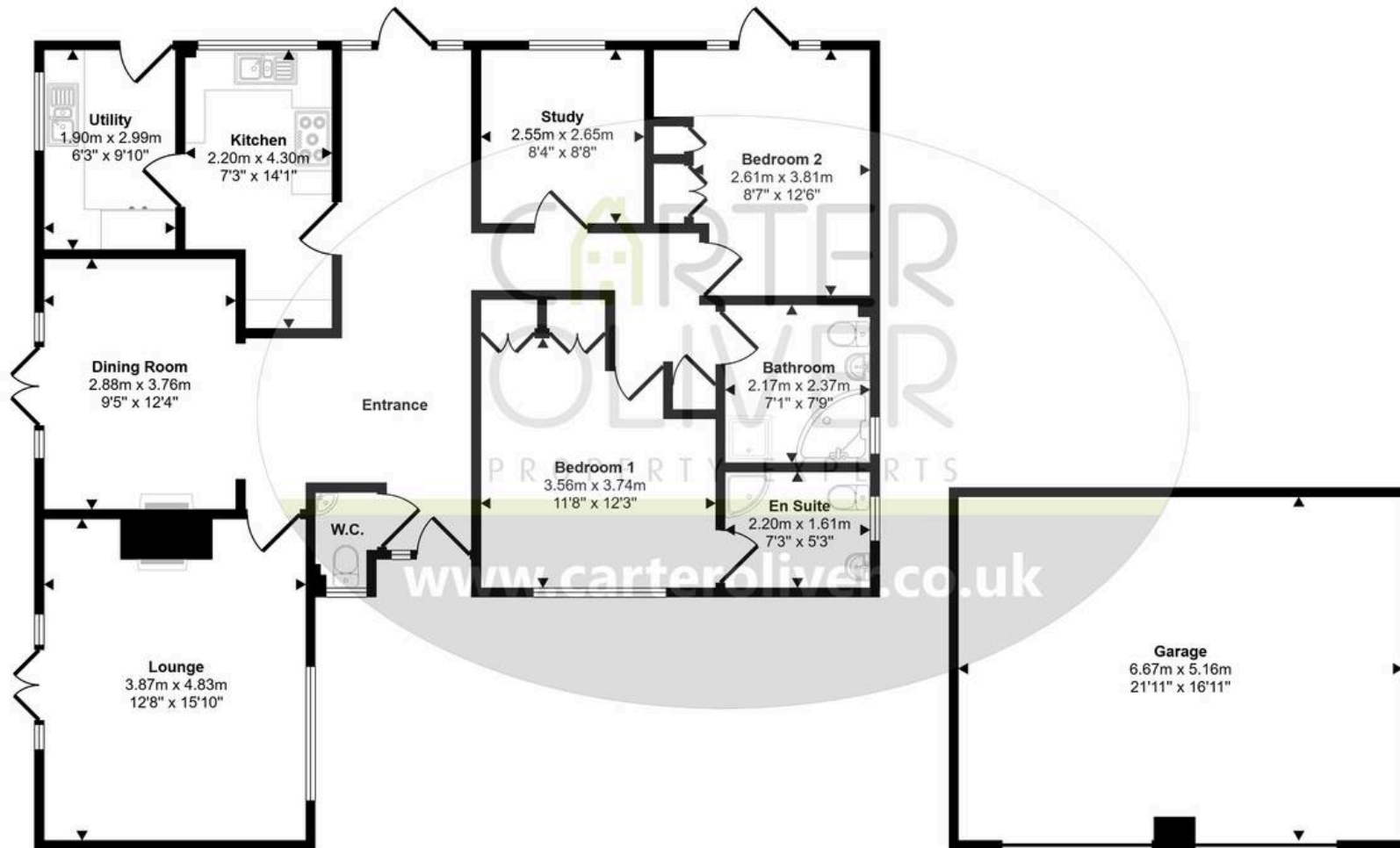
DRIVEWAY

2 Parking Spaces





Approx Gross Internal Area
148 sq m / 1596 sq ft



Floorplan
Approx 114 sq m / 1226 sq ft

Garage
Approx 34 sq m / 370 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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