



The Granary Main Street, Lutterworth, LE17 5JG

£799,950

The Granary is situated in the highly sought after south Leicestershire village of Dunton Bassett, surrounded by open countryside, and offers highly versatile accommodation. Approached by a mature tree-lined driveway shared with only four other properties, this executive family home offers beautifully appointed accommodation briefly comprising: Entrance hallway, Sitting room, Breakfast kitchen, Family room, Garden room, Dining room, Study and Two w/cs. To the first floor is a galleried landing, three / four bedrooms, one with an en suite, and a further family bathroom. An additional staircase from the family room leads to another large bedroom with a dressing area and en suite. Outside: Enclosed, private and well-stocked rear garden, a large driveway and a garage.

Approach



Via a mature tree-lined driveway, from which access is available to the neighbouring fields.

Additional Image



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Entrance Hallway



With stairs off rising to the first floor, feature full height windows to the front aspect, and doors off to the majority of the ground floor accommodation. Radiator.

Sitting Room



With dual aspect windows, double opening French doors to the rear garden, and a feature open fireplace. Radiator.

Additional Image



Utility

With two windows to the side aspect, fitted with a further matching range of storage units, space / plumbing for a washing machine and a fitted safe. Radiator.

Dining Room



Breakfast Kitchen



With a window to the rear aspect and a door to outside. Wall mounted air conditioning unit and a radiator.

Study

With a window to the front aspect, radiator.

Ground Floor W/C

Fitted with a low level w/c, inset wash basin with storage under, radiator.

Family Room



With a window to the rear aspect, the kitchen is fitted with a comprehensive range of eye level and base level storage units with worksurfaces over and splashbacks. There is space for a range style cooker with a fitted extractor hood over, together with an integral dishwasher, fridge and freezer. There is a door to the family room and an opening to the utility. Radiator.

Additional Image



With doors off to the garden room and additional w/c, along with a staircase to the first floor.

Additional Image



Additional W/C

Fitted with a low level w/c and wash basin.

Garden Room



An excellent recent addition to the property which provides a further versatile living space. With bi-folding doors to outside and a wall mounted air conditioning unit.

Additional Image



First Floor Galleried Landing



With a large window to the front aspect and doors off to all accommodation. Radiator.

Bedroom



With windows to the rear aspect, there is a good range of fitted wardrobes and a dressing table. There is a further dressing area which is fitted with a matching range of wardrobes and a door to the en suite.

Additional Image



Additional Image



Additional Image



En Suite



Bedroom



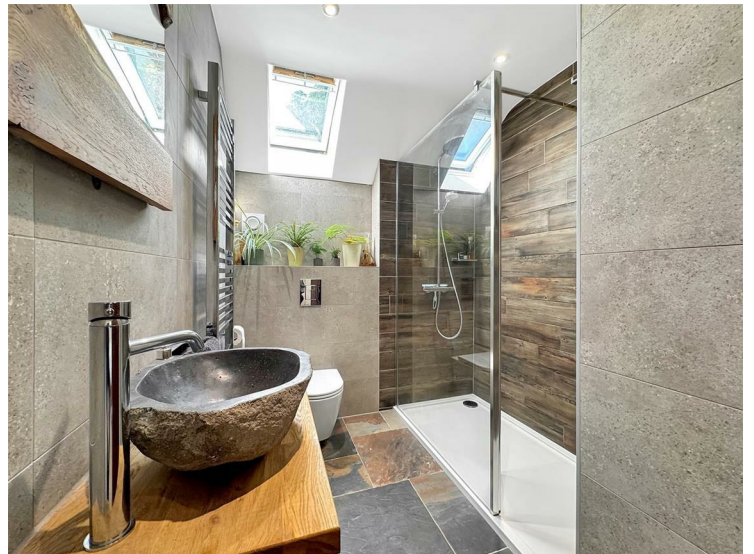
With a window to the front aspect, fitted with a low level w/c, wash basin and a 'P' shaped bath with a shower over and a glass screen. Heated towel rail / radiator.

With a window to the rear aspect, radiator.

Bedroom



Family Bathroom



Formerly two bedrooms, this large bedroom has dual aspect windows and two radiators.

With a window to the rear aspect, the refitted bathroom has a low level w/c, countertop mounted wash basin with storage under and a large walk-in shower enclosure with a rainfall showerhead. Heated towel rail / radiator.

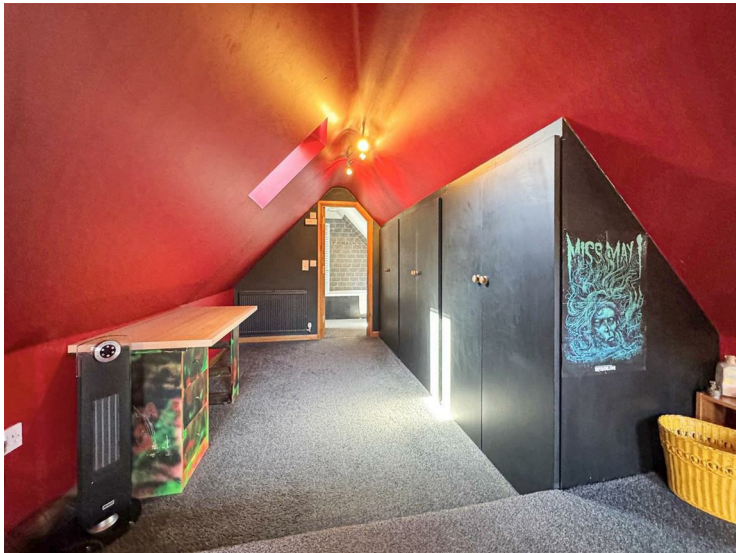
Bedroom



Accessed via a staircase from the family room, this large space in our view would make for an excellent annexe and / or an additional bedroom.

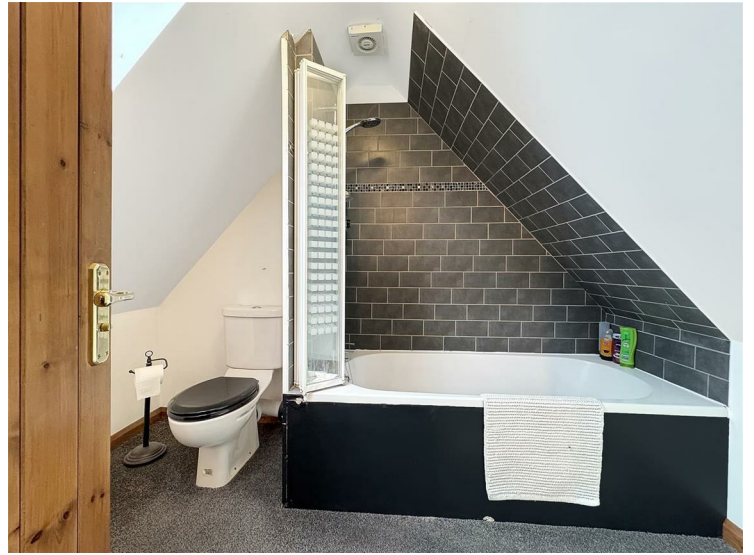
There are three windows, fitted wardrobes, eaves storage, ample space for bedroom / living furniture and two radiators.

Additional Image



Dressing Area

En Suite



With a window to the side aspect, fitted with a low level w/c, wash basin and a bath with a shower over and glass screen. Radiator.

Outside



The well stocked and private rear garden has year round interest, being laid largely to lawn with mature and well tended borders and various seating areas.

To the front of the property is a large driveway and a garage.

Additional Image



Additional Image



In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

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Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

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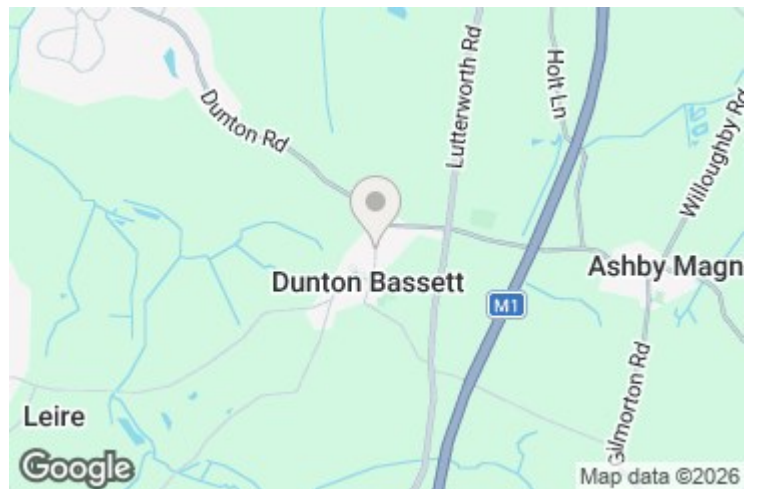
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Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

Additional Image



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Ground Floor

Approx. 137.7 sq. metres (1482.3 sq. feet)



First Floor

Approx. 114.2 sq. metres (1229.3 sq. feet)



Total area: approx. 251.9 sq. metres (2711.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	76
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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