



Twinwell House, 45 Main Street, Frolesworth, Lutterworth, LE17 5EE

HOWKINS &  
HARRISON

## Twinwell House, 45 Main Street, Frolesworth, Lutterworth, LE17 5EE

Nestled in the charming village of Frolesworth, Leicestershire, this beautifully presented five bedroom executive property has been lovingly updated by the current owners to reflect modern day living, creating a warm and inviting atmosphere. Boasting modern upgrades and a stunning rear extension incorporating skylights and French doors opening onto the garden. Outside there is a double garage and ample parking for several vehicles.

### Features

- Beautifully presented executive property
- Five bedrooms
- Kitchen, dining, Family room rear extension
- Two further reception rooms
- Two family bathrooms
- Downstairs cloakroom
- Mainly lawned garden with patio & decked seating areas
- Two outside store rooms
- Double garage & ample parking
- Energy Rating- E



## Location

Frolesworth is a small rural village located four miles north of Lutterworth, three miles from Broughton Astley and 18 miles west of Market Harborough. Within the village is St Nicolas Church and village hall which provides local community events. Frolesworth is quite strategically placed for easy access to local amenities in Broughton Astley and Lutterworth.

Situated off the B4114 and within a short distance of the A5, the property offers excellent links to the motorway network with junctions for the M69/M6 at Hinckley or junction 19 of the M1 at Lutterworth. Main line trains to London Euston are available from Rugby station and take approximately 50 minutes.

Lutterworth – 4 miles  
Market Harborough – 18 miles  
Rugby – approx 10 miles  
Leicester – approx 11 miles



## Ground Floor

Upon entering, you are welcomed into the front reception room. The ground floor benefits from underfloor heating throughout. To the left is a spacious snug featuring an electric fire, carpeted flooring, and a large bay window to the front. Double doors lead through to a versatile playroom at the rear of the property, with views over the garden, ideal for use as a home office, gym, or additional living space. The property opens into a bright and airy living room, complete with another bay window to the front, wall panelling, and ample space for seating. This flows seamlessly into the open plan kitchen, dining and living area.

The kitchen, dining, living area space features hard wood herringbone flooring throughout, with a rear extension incorporating skylights and French doors opening onto the garden. The kitchen itself is fitted with a central island and breakfast bar seating, a double sink, integrated dishwasher, fridge/freezer, and wine fridge, as well as a double Neff oven. A pantry area is also neatly built into the kitchen. A door from the kitchen provides internal access to the garage. There is also a separate utility room with integrated washer and dryer, additional storage space, and a WC with basin.





## First floor

Upstairs, the staircase and landing are enhanced with panelling and oak doors. A window has been added to the staircase/landing area, creating a bright and open feel. The first floor offers five bedrooms and two bathrooms, along with a large storage cupboard at the end of the hallway.

The principal suite enjoys views over rolling fields to the rear and offers a spacious bedroom with a dressing area and panelling, an additional dressing room with extensive storage, and an impressive en-suite. The en-suite features a large front facing window, a walk-in shower with rainfall head and attachment, large bath, vanity sink unit with storage, WC, and heated towel rail. Bedroom two is a generous double room overlooking the front, with a high window and carpeted flooring. Bedroom three is another large double room to the front. Bedroom four is a well proportioned double with dual aspect windows overlooking the fields. Bedroom five is currently used as an office, also enjoying field views, but would comfortably accommodate a double bed.

## Outside

The property is accessed via a gated driveway, with side access leading to the garden and providing additional parking. The front garden is landscaped, with steps leading up to the front door.

Externally, the rear garden is accessed via French doors from the extended kitchen, dining, living area. It has been tastefully landscaped, with a seating area immediately to the rear and a raised slate area to the left for storage. Steps lead up to the main garden, which is predominantly laid to lawn with uninterrupted views across open fields and a nearby lake. There is an additional decked seating area positioned to take full advantage of the views. A shed stable-style outbuilding with double doors and a window provides further storage. The garden is secure and family friendly, with fenced areas and additional planted beds.





## 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.

## Agents Note

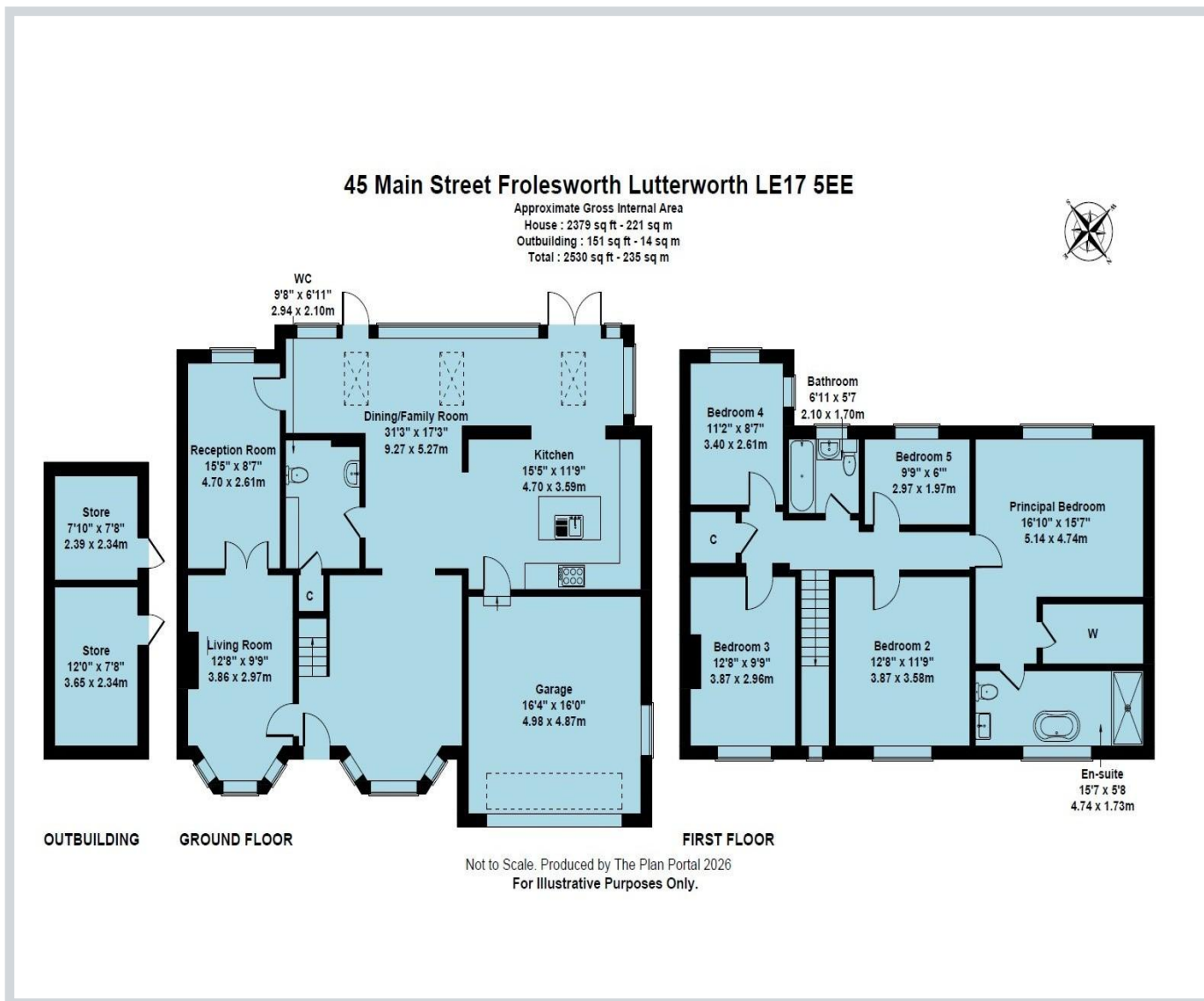
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Local Authority

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

## Council Tax Band-F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



## Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203

Email [lutterworthproperty@howkinsandharrison.co.uk](mailto:lutterworthproperty@howkinsandharrison.co.uk)

Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.

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.