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Service without compromise

Dan Y Deri The Green, Bitteswell, LE17 4SB

£650,000

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Ground Floor

As you step through the covered storm porch, you are greeted by a welcoming entrance hall adorned with solid oak wooden flooring, which seamlessly flows into the spacious living room and study. The glass and oak staircase adds a touch of sophistication, while the oak doors lead you to the heart of the home. The living room is a true highlight, extending from the front to the back of the property. Its large box bay window and multi-paned French doors invite an abundance of natural light, creating a warm and inviting atmosphere. The open feature fireplace, complete with a stone surround and hearth, serves as a charming focal point, perfect for cosy evenings. The extended kitchen/dining/family room is a remarkable open-plan space, ideal for family gatherings and entertaining guests. The kitchen boasts a stylish combination of grey and red high gloss cabinets, complemented by a sleek Corian worksurface. Equipped with high-quality integrated appliances, including a Bosch double oven, microwave, and a five-ring gas hob, this kitchen is a chef's dream. The breakfast bar overlooks the dining and family area, which is enhanced by Velux windows and bifold doors that open out to the rear garden, creating a seamless indoor-outdoor living experience. Additionally, the property features a spacious utility room with ample storage, a Belfast sink, and plumbing for a washing machine and tumble dryer. With access to the integral garage and the beautifully landscaped rear garden, this home truly offers everything one could desire for comfortable family living.

First floor

Upon entering the first floor you are greeted by a stunning glass and oak galleried landing, which leads to the well-appointed bedrooms, a family bathroom, and a practical airing cupboard. The principal bedroom is a true highlight, boasting a high ceiling and triple aspect multi-paned windows that flood the space with natural light, providing delightful views of both the front and rear gardens. This master suite is thoughtfully designed with built-in cupboards and an en-suite bathroom, featuring a modern chrome and glass shower enclosure, a WC, a wash hand basin, and a chrome heated towel rail for added luxury. The second bedroom overlooks the serene rear garden and is equipped with fitted wardrobes, making it a perfect retreat. Bedrooms three and four, also located at the front of the property, come with fitted wardrobes, while the fifth bedroom enjoys views of the rear garden, offering versatility for family living or guest accommodation. The family bathroom is tastefully designed with ceramic slate grey tiled flooring and stylish white and mosaic tiling in the splashback areas. It includes a chrome and glass shower enclosure, a wash hand basin, a WC, and a heated towel ladder, ensuring both functionality and style.

Outside

As you approach the property, you are greeted by a block-paved driveway that provides ample parking space in front of a double garage, complete with an electric roller door for added convenience. The property is elegantly enclosed by a low-level brick wall, complemented by double wooden pedestrian gates, ensuring both privacy and security. The front garden has been thoughtfully designed for low maintenance, featuring a small lawn area surrounded by a variety of shrubs and plants that add a touch of greenery. A side gate leads you to the generous rear garden, which is predominantly laid to lawn, providing a perfect space for family activities or relaxation. Slate paths meander through the garden, guiding you to a delightful wooden outbuilding. Currently serving as an entertaining area complete with a bar and gym, this versatile space could easily be transformed into an ideal home office or studio, catering to your personal needs. The outbuilding is divided into two sections, with a spacious store attached, offering additional storage solutions. A paved patio stretches across the rear of the property, providing an excellent area for outdoor dining and gatherings. The large

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pergola, situated just outside the living room, creates a charming setting for entertaining guests or enjoying quiet evenings outdoors. The garden is beautifully maintained, with borders adorned with a variety of shrubs and trees, including the vibrant Red Robin and Forsythia, ensuring a splash of colour throughout the seasons.

Location

Location - Located just a mile north of Lutterworth town centre, Bitteswell is a pretty village with two public houses, a village green, parish church and an Ofsted 'outstanding' rated Church of England primary school. There is a village hall which holds many sporting and recreational clubs and nearby Lutterworth offers excellent local shopping facilities and some very good secondary schooling. There are excellent transport links via the A14, M1 and M6 and nearby Rugby offers a frequent rail service to London Euston which takes just under 50 minutes.

Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Approximate Room Measurements

Study - 9'9" x 9'5" (2.98 x 2.88m)
Cloakroom- 5'8" x 5'9" (1.73m x 1.75m)
Living Room -12'7" x 11'7" - 11'x 10'4" (3.83 x 3.39m) 3..35 x 3.15m)
Kitchen - 16'2" x 9'11" (4.93 x 3.02m)
Dining Family room - 25'6" x 10'11" (7.77 x 3.33m)
Utility - 7'1" x 10'10" (2.13m x 3.30m)
Principal Bedroom 18'4" x 15'3" (5.59m x 4.65m)
En-suite- 6'5" x 5'9" (1.96m x 1.75m)
Bedroom Two - 13'4" x 12'3" (4.07 x 3.74m)
Bedroom Three -13'4" x 9'0" (4.07 x 2.75m)
Bedroom Four - 10'0" x 9'7" (3.04 x 2.93m)
Bedroom Five - 10'0" x 7'6" (3.04 x 2.28m)
Bathroom 5'7" x 8'6" (1.68m x 2.59m)
Home Office / Bar/ Gym- 14'10" x 10'6" (4.53 x 3.20m)
Store - 11'9" x 7'6" (3.58 x 2.25m)
Garage - 18'11" x 16'0" (5.77 x 4.88m)

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Road Map

Hybrid Map

Terrain Map

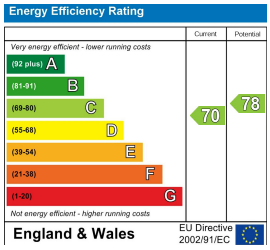
Floor Plan

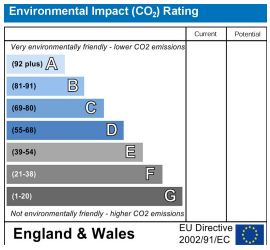
Total area: approx. 262.5 sq. metres (2825.1 sq. feet)

Viewing

Please contact our Lutterworth Sales Office on 01455886670 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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