



1 Manor Close, Claybrooke Magna, Lutterworth, Leicestershire, LE17 5NS

HOWKINS &  
HARRISON

1 Manor Close,  
Claybrooke Magna, Lutterworth,  
Leicestershire, LE17 5NS

Guide Price: £470,000

Tucked away at the end of a peaceful cul-de-sac, this attractive three-bedroom house offers generous and flexible living accommodation, ideal for families or those seeking a comfortable, well-proportioned home in a quiet setting. With a double garage, driveway parking and a beautiful, private garden that wraps around the property. This home provides both practicality and charm in equal measure.

### Features

- Popular village location
- Three double bedrooms
- Generous living room
- Separate dining room
- Utility room
- Double garage
- Driveway parking
- Private wraparound garden
- Situated on a quiet cul-de-sac
- Energy rating D



## Location

Claybrooke Magna is situated off the A5 and is within easy reach of the M69/M1/M6. The local market town of Lutterworth is approximately 5 miles away with a good selection of local shops and amenities. The pretty village of Claybrooke Magna is surrounded by attractive Leicestershire countryside. Within the village there is a traditional village hall for community events, local public house and a sought-after Primary school, situated at the neighbouring village of Claybrooke Parva.



## Ground Floor

As you approach the property, you are greeted by an attractive frontage with steps leading up to the front door. The property opens into a spacious entrance hall, which flows to the dining area, creating an immediate sense of space and light. Off the entrance hall is a convenient downstairs cloakroom, fitted with a wash hand basin and WC. Adjacent, sits the spacious living room, which enjoys an abundance of natural light thanks to large bay windows on either side of the room. A feature gas fireplace serves as a cosy focal point, making this an inviting space for family gatherings or quiet evenings at home. The well-equipped kitchen is located towards the rear of the property and offers a comprehensive range of wall and base units, incorporating numerous cupboards and drawers with ample worktop space, along with a four-ring gas hob and space for appliances. Off the kitchen is a practical utility room, providing additional storage and direct access to the garden, via a back door leading out to a patio area - perfect for outdoor dining and summer barbecues. A door from the kitchen also provides access to the dining room, ideal for entertaining and features sliding patio doors which afford plenty of natural light and open directly onto the rear garden, creating a seamless indoor-outdoor connection.



## First Floor

The first floor comprises of three double bedrooms and the family bathroom. The master bedroom benefits from its own en-suite shower room and pleasant garden views. There are two further well proportioned double bedrooms. The modern family bathroom is fitted with a white suite comprising of a panelled bath with glass shower screen and wall mounted shower, pedestal wash basin, and WC, finished with wood effect flooring and tiling to the water sensitive areas. There is also loft space available, offering useful additional storage.



## Outside

The property enjoys a beautifully maintained, private garden that wraps around the rear and side of the property, featuring lawned areas, mature planting, and a generous patio perfect for relaxing or outdoor entertaining. There is also side access leading back to the front of the property for ease of maintenance. To the front, there is a double garage providing secure parking or workshop space, along with driveway parking for two vehicles.

## Agents Note

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



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

## Fixtures and Fittings

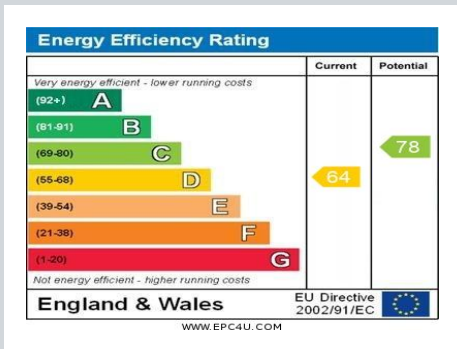
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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.

## Local Authority

Harborough District Council Tel:01858-828282.  
Council Tax Band – E.



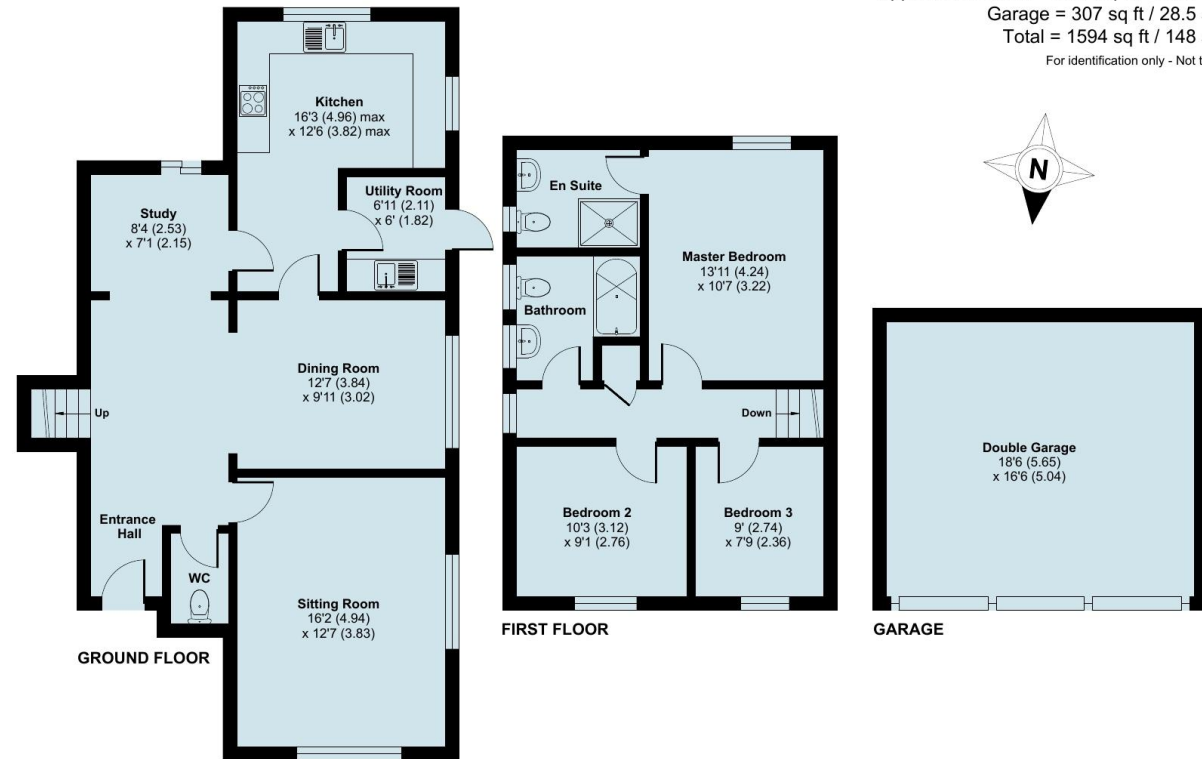
## Howkins & Harrison

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  
Twitter HowkinsLLP  
Instagram HowkinsLLP

## Manor Close, Claybrooke Magna, Lutterworth, LE17

Approximate Area = 1287 sq ft / 119.5 sq m  
Garage = 307 sq ft / 28.5 sq m  
Total = 1594 sq ft / 148 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1363308

Very 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.



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