



3 Bell View Court, Claybrooke Magna, Lutterworth, Leicestershire, LE17 5FB

HOWKINS &
HARRISON

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Claybrooke Magna, Lutterworth,
Leicestershire, LE17 5FB

Guide Price: £380,000

Nestled in the sought-after village of Claybrooke Magna, this beautifully presented four bedroom semi detached home offers spacious and versatile accommodation arranged over three floors, making it an ideal choice for growing families. Approached via paved steps, the property enjoys a low maintenance, stone fronted garden with side access leading to the private rear garden. A detached single garage, situated separately from the property is complemented by off-road parking for two vehicles. Offering generous accommodation, multiple reception rooms, three bathrooms and a private mature garden, this superb village home combines practicality and flexible family living in an enviable location.

Features

- Sought after village location
- Four-bedroom semi-detached family home
- Three bathrooms, two of which are en-suite shower rooms
- Spacious living room
- Separate dining room with French doors
- Sash windows
- Private, mature rear garden with multiple patio seating areas
- Detached single garage
- Off-road parking for two vehicles



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

Stepping inside, the welcoming entrance hall immediately creates a sense of space. There is a convenient ground floor cloakroom, while a generous under stairs storage cupboard offers practical for everyday storage. Throughout the ground floor living spaces, solid wood flooring adds warmth and character. To the front of the property is the well-appointed kitchen, featuring extensive worktop space, an excellent range of cream shaker style wall and base units, with an attractive sash window overlooking the front aspect. Fitted appliances include a five ring gas hob with oven, integrated wine rack, and space for a double fridge/freezer, washing machine, tumble dryer and dishwasher. A side door provides direct access to the garden and to the front of the property. To the rear, the separate dining room benefits from French doors opening onto the garden, creating a wonderful space for entertaining. Adjacent is the spacious and light filled sitting room, complete with a feature fireplace with gas fire inset, providing an attractive focal point to the room, and further French doors leading outside, seamlessly blending indoor and outdoor living.



First and Second Floor

The first floor offers a generous landing with an airing cupboard providing additional storage. Bedroom two is a spacious double overlooking the front of the property through a charming sash window and benefits from a modern en-suite shower room. Bedroom three, also positioned to the front, is another well proportioned double bedroom. To the rear, bedroom four enjoys views over the garden and is served by the contemporary family bathroom, fitted with a bath featuring a waterfall shower over, wash basin and WC. The impressive principal suite occupies the second floor, creating a luxurious and private retreat. Bathed in natural light from skylights, this spacious room offers a bright and airy feel and benefits from a stylish en-suite shower room comprising a shower, wash hand basin and WC. The second-floor landing provides a versatile additional space, ideal for use as a reading nook, home office area or practical storage.

Outside

The mature rear garden offers a peaceful retreat with a variety of patio seating areas, ideal for relaxing, alfresco dining or enjoying the privacy of the established surroundings.



Viewing

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

Fixtures and Fittings

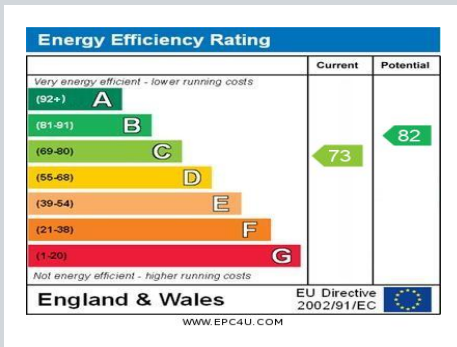
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.

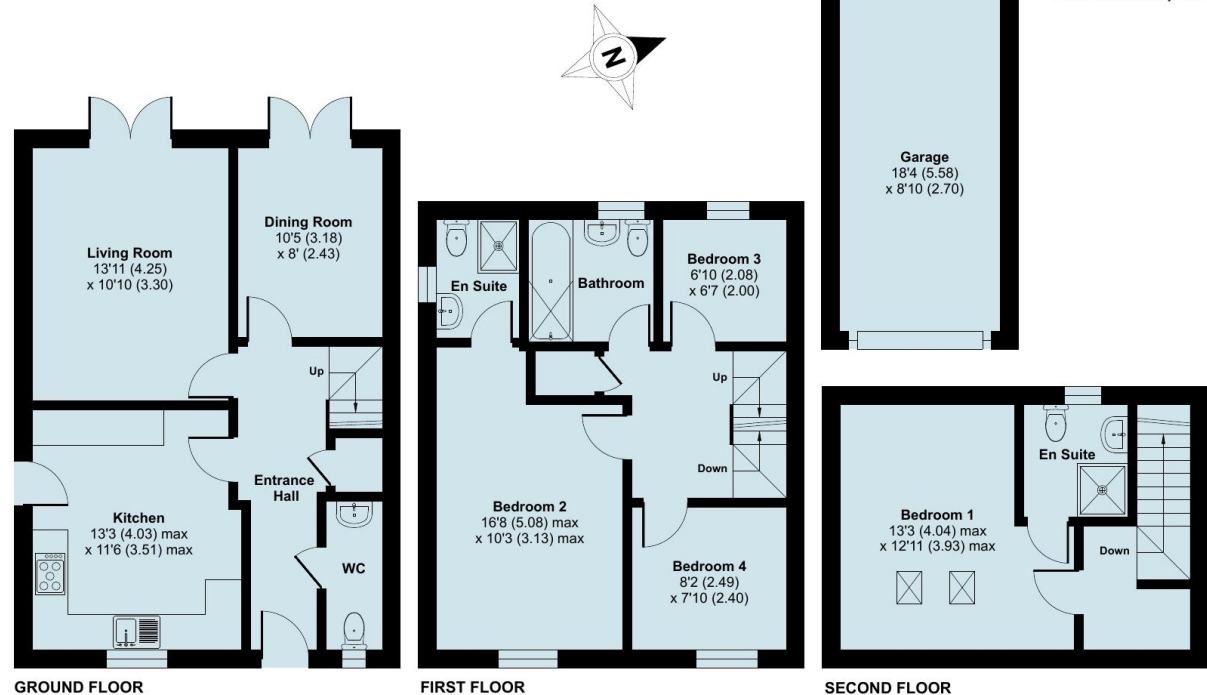
Local Authority

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



Bell View Court, Main Road, Claybrooke Magna, Lutterworth, LE17

Approximate Area = 1253 sq ft / 116.4 sq m
Garage = 162 sq ft / 15 sq m
Total = 1415 sq ft / 131.4 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 2026. Produced for Howkins & Harrison. REF: 1484427

Howkins & Harrison

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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.



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