



19 Churchill Drive, Upper Bruntingthorpe, Leicestershire, LE17 5QX

HOWKINS &
HARRISON

19 Churchill Drive, Upper
Bruntingthorpe, Leicestershire,
LE17 5QX

Guide Price: £475,000

Occupying an enviable corner plot in the sought-after village of Upper Bruntingthorpe, this well presented four bedroom detached family home enjoys uninterrupted views across open countryside, offering a peaceful rural setting while providing spacious and versatile accommodation ideal for modern family living. The property features three reception rooms and further benefits from an enclosed rear garden, generous driveway with ample parking and a garage.

Features

- Four-bedroom detached family home
- Three reception rooms
- Utility room
- Home office/study to the ground floor
- UPVC double glazing
- Countryside views
- South-facing garden
- Spacious driveway for up to four vehicles
- Single garage
- Electric vehicle charging point



Location

Upper Bruntingthorpe is a small hamlet belonging to the parish of Bruntingthorpe which is an attractive, highly sought after village in the Harborough District of Leicestershire. Within the neighbouring village there is a church and a village hall along with two public houses, The Joiners Arms and The Plough Inn. It borders the villages of Peatling Parva, Gilmorton and Kimcote and is just a short drive away from the market town of Lutterworth which offers a number of local amenities such as shops, public houses, supermarkets, and a GP surgery. The village is very well positioned for the commuter with the M1, M6, M69 and A5, all within easy reach. Train stations can be found nearby at Market Harborough and Rugby.



Ground Floor

Approaching the property, you are immediately welcomed by a generous driveway with parking for numerous vehicles, and a single garage. The property's corner position and surrounding countryside create a wonderful first impression, with delightful views stretching across neighbouring fields. Stepping through the front door, you are greeted by a practical entrance porch, perfect for storing coats and shoes before entering the bright and spacious entrance hall. Natural light flows throughout the home, creating a warm and inviting atmosphere from the moment you arrive. To the front of the property is the former double garage, thoughtfully converted into a versatile reception room. Currently used as a home office/Snug, this flexible space could equally serve as a playroom, hobby room or even a fifth bedroom. The generous sitting room is a wonderful place to relax, featuring a charming open fireplace, soft carpeting and a large picture window that floods the room with natural light, while framing the view overlooking open fields. Double doors connect the sitting room to the dining room, creating an excellent entertaining space or allowing the rooms to be opened up for larger family gatherings. The dining room enjoys direct access to the rear garden through double patio doors, seamlessly blending indoor and outdoor living. Also accessed from the entrance hall is a convenient downstairs cloakroom comprising a WC and wash hand basin. Positioned to the rear of the property, the well appointed kitchen offers an excellent range of fitted cupboards and work surfaces, providing plenty of storage. There is space for a dishwasher, fridge and a Rangemaster Nexus induction cooker (available through separate negotiation), while a useful wine rack and generous pantry cupboard add further practicality. A large window overlooks the beautiful south facing garden, making the most of the pleasant outlook. Leading from the kitchen is a separate utility room, housing the boiler, washing machine and additional fridge freezer. A side entrance door provides convenient access to both the outside, as well as the single garage.





First Floor

The first floor is equally impressive, with a large feature window flooding the landing with natural light. The partially boarded loft can be accessed via a fitted ladder, which benefits from lighting and insulation, making it ideal for storage. A generous airing cupboard also provides further storage. There are four well-proportioned bedrooms, three of which are generous doubles. The impressive principal bedroom benefits from fitted wardrobes, an integrated dressing table or desk area and enjoys the lovely countryside views, where you can often spot grazing cattle in the neighbouring fields. The third bedroom also boasts uninterrupted views across the open fields, whilst bedroom two overlooks the south facing rear garden, which enjoys sunshine throughout much of the day. Bedroom four is currently used as a nursery but would make an ideal single bedroom, home office or dressing room. The family bathroom is fitted with a bath and shower over, WC, wash hand basin and built-in storage cupboards. The majority of the home is comfortably carpeted, including all bedrooms, the sitting room, dining room and the converted reception room, creating a warm and homely feel throughout.

Outside

Outside, the south facing rear garden has been thoughtfully designed with multiple stone resin patio seating and outdoor dining areas. The remainder of the garden is mainly laid to lawn and is ideal for gardening enthusiasts, or simply to appreciate the tranquil setting. This wonderful family home combines generous living accommodation, flexible reception space and rural views, all within the desirable village of Upper Bruntingthorpe.





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.

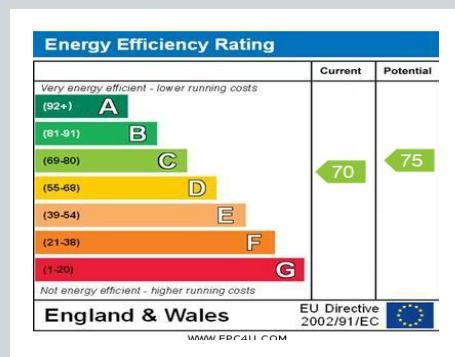
Services

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.



Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
 Email property@howkinsandharrison.co.uk
 Web howkinsandharrison.co.uk
 Facebook HowkinsandHarrison
 Twitter HowkinsLLP
 Instagram HowkinsLLP

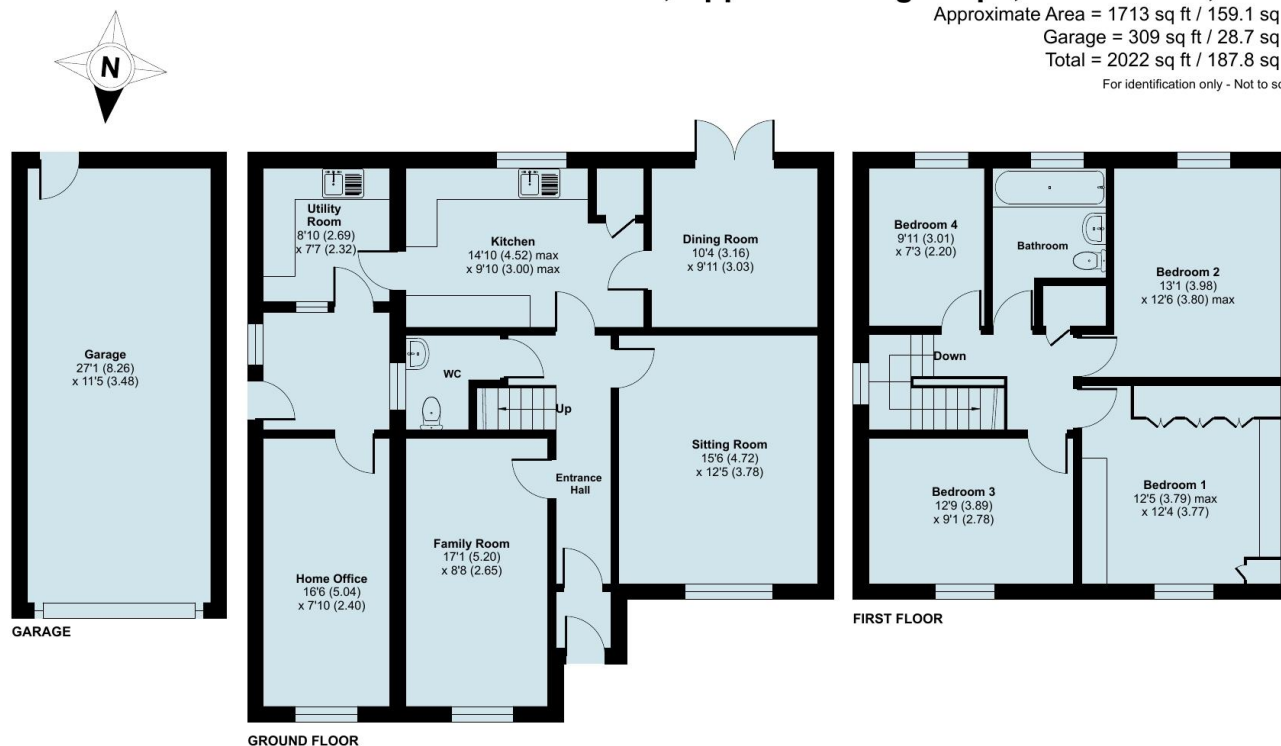
Churchill Drive, Upper Bruntingthorpe, Lutterworth, LE17

Approximate Area = 1713 sq ft / 159.1 sq m

Garage = 309 sq ft / 28.7 sq m

Total = 2022 sq ft / 187.8 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). © nchecon 2026. Produced for Howkins & Harrison. REF: 1488501

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.



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