



The Mouse House, Main Road, Claybrooke Magna,
Lutterworth, Leicestershire, LE17 5AJ

HOWKINS &
HARRISON

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Claybrooke Magna, Lutterworth,
Leicestershire, LE17 5AJ

Guide Price: £345,000

This beautifully presented three bedroom property offers an outstanding opportunity to acquire a spacious and versatile home, perfectly suited to first time buyers or modern family living. Finished to a high standard throughout, the property combines contemporary living with practical design, creating a warm and inviting environment ready to move straight into. The property boasts a wonderful open plan kitchen/sitting/dining room, principal bedroom with en-suite and benefits from off-road parking for several vehicles and an attractive enclosed rear garden.

Features

- Sought after village location
- Beautifully presented throughout
- Bright and generous living accommodation throughout
- Impressive open plan kitchen/sitting/dining room with bi fold doors
- Modern fitted kitchen with integrated appliances and dining space
- Ground floor utility/cloakroom
- Three bedrooms, two of which are double
- Principal bedroom with en-suite
- Versatile bedroom/home office
- Wood effect waterproof flooring in the bathrooms and throughout the ground floor
- Private enclosed rear garden
- Off-road parking for four 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

Upon entering the property, you are greeted by a welcoming entrance hallway which sets the tone for the rest of the home. The ground floor accommodation, with wood effect waterproof flooring throughout, is thoughtfully arranged, an impressive open kitchen/sitting/dining room which forms the heart of the home – a generous light-filled living space ideal for both relaxing evenings and entertaining guests. A large window to the front aspect, combined with bifold doors to the rear, flood the area with natural light. The kitchen is beautifully appointed with a range of stylish shaker style wall and base units, complemented by high-quality oak effect work surfaces and a selection of integrated Lamona appliances which includes a single oven with built-in microwave, and an induction hob with attractive ceramic tiles behind and extractor hood above. A standout feature is the central island, complete with built-in storage, a wine cooler, ceramic sink and a seated breakfast bar, creating a stylish and highly functional space for both everyday living and entertaining. There is ample space for a family dining table and in the living area, there is plenty of space for sofas and other furnishings. With pleasant views over the rear garden and direct access outside through beautiful bi-fold doors, this space is perfectly suited for indoor-outdoor living. Completing the ground floor accommodation is a convenient downstairs cloakroom/utility room which provides useful storage areas and has space with plumbing for white goods.



First Floor

To the first floor, the property continues to impress with three well proportioned bedrooms and the family bathroom. The principal bedroom offers ample space for wardrobes and additional furnishings, and benefits from a modern en-suite complete with a shower enclosure, wash basin, and WC, and. The second double bedroom, positioned to the rear of the property, is generously sized and filled with natural light. The third bedroom is a well-proportioned single, ideal for use as a guest room, home office, or nursery, providing excellent versatility to suit a range of needs. The family bathroom is stylishly appointed with modern fixtures and fittings, including a bath with shower over, wash basin, and WC, all finished with contemporary tiling.

Outside

Outside, the property benefits from a private and enclosed rear garden, offering a safe and enjoyable area for children and pets, as well as a perfect setting for outdoor dining and barbecues. To the front, opposite the property, there is off-road parking for four cars. Overall, this is a superb home offering space, comfort, and convenience in equal measure. Early viewing is strongly recommended to fully appreciate everything this property has to offer.



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.

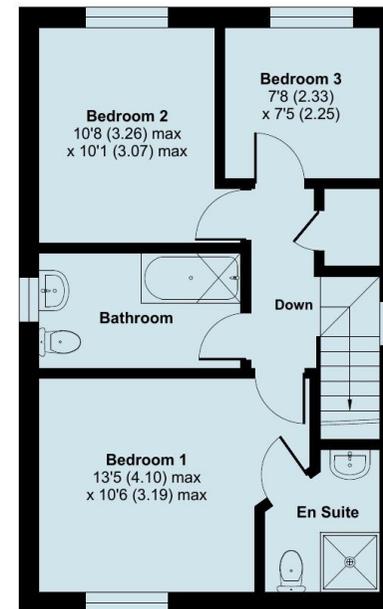
Local Authority

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

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: 1431899

Main Road, Claybrooke Magna, Lutterworth, LE17

Approximate Area = 928 sq ft / 86.2 sq m

For identification only - Not to scale

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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