



27 Brook Street Walcote, Lutterworth, LE17 4JR

An Exceptional Four Bedroom Detached Bungalow with Stunning Open Views – Walcote, Leicestershire

Occupying an elevated position within the highly regarded village of Walcote, this beautifully presented four double bedroom, detached bungalow, offers spacious and versatile single-storey living, ideal for families, downsizers, or those seeking a peaceful village lifestyle with countryside surroundings.

Approached via a generous driveway providing parking for approximately four vehicles, the property benefits from an integral garage positioned beneath the accommodation, creating an impressive elevated frontage. Steps lead up to the kitchen, and ramped side access into a welcoming entrance porch/study area, perfect for home working or additional reception space, providing easier entry for wheelchair users or those requiring enhanced accessibility.

Guide price £425,000

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- Spacious four double bedroom detached bungalow in a sought-after village location
- Stylish refitted kitchen and modern family bathroom • Principal bedroom with ensuite shower room
- Ramped side access providing improved wheelchair and mobility access
- Early viewing is highly recommended
- Elevated position with attractive countryside views to the rear
- Wide central hallway with additional dining space
- Generous driveway parking for approximately four vehicles plus integral garage
- Large lounge diner with bi-folding doors opening onto a patio entertaining area
- Entrance porch/study ideal for home working
- Beautiful wraparound gardens and turnkey presentation throughout

Entrance Hall

22'11" x 9'10" (7.01 x 3.02)

Lounge/Diner

22'0" x 18'6" (6.73 x 5.66)

Kitchen

11'10" x 10'11" (3.63 x 3.33)

Porch/Study

6'11" x 6'11" (2.13 x 2.13)

Family Bathroom

10'11" x 9'1" (3.33 x 2.79)

Bedroom One

12'11" x 6'7" (3.94 x 2.01)

En-Suite

7'1" x 2'7" (2.18 x 0.79)

Bedroom Two

12'11" x 10'2" (3.94 x 3.12)

Bedroom Three

12'0" x 10'4" (3.68 x 3.15)

Bedroom Four

8'11" x 8'9" (2.72 x 2.69)



[Directions](#)



Floor Plan



Floor Plan

Total floor area: 117.7 sq.m. (1,267 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |