

Avoncroft

MOWSLEY, LUTTERWORTH, LEICESTERSHIRE



JAMES
SELICKS

Offering over 1,100 square feet of luxury living in the heart of the village, this detached bungalow, with three double bedrooms has undergone several improvements over the years, including a garage conversion to create a striking master bedroom and ensuite. We simply love the southerly facing landscaped garden and church views.

Detached bungalow • Three double bedrooms • Refitted kitchen • Refitted ensuite shower room • Refitted shower room • Landscaped garden with southerly aspect • Off-road parking • Conservatory with underfloor heating • Highly sought after south Leicestershire village •

Accommodation

The sense of space in this immaculate home strikes you as soon as you step through the front door and into the hall. Midway through the hall, you will find two handy storage cupboards, that flank either side of the shower room door.

At the head of the hall, you will find the spacious sitting room which, enjoys the southerly aspect and an abundance of natural light. A feature window and door to the side allow for further light to spill through the conservatory. The dining room can be accessed both via the hall and conservatory, creating an open flow and links into to the master bedroom, that was converted from the former garage. Across the hall from here, is the kitchen. Refitted with an extensive range of fitted wall and base units, there is plenty of storage space and worksurfaces above. There is an integrated double oven, hob and extractor hood over and integrated dishwasher, with plumbing and space for a washing machine.

The bedrooms are situated toward the front of this home, with the master bedroom accessed via the dining room. You step in to a lobby area which lends access to the ensuite shower room, which features a contemporary suite comprising shower cubicle, WC and wash hand set within a vanity unit. There are two further double bedrooms, with the smallest currently serving as a home-office/study. The family shower room has been re-fitted to provide a corner shower cubicle with hidden cistern WC, and wash hand basin within vanity unit.

Outside

Owing to its position this home enjoys a good-sized plot with wide frontage, enclosed by a low-level wall. The driveway offers space for several vehicles and is flanked by a gravelled terrace an attractive side garden featuring a lawn with cherry tree. A secure, gated access leads through to the rear garden where you will find an extensive lawn bordered by deep flower beds, private paved patio terrace which all take advantage of the southerly aspect. In addition are two secure walk-in sheds.

Location

Mowsley is a thriving south Leicestershire village noted for the variety and character of the housing stock, strong sense of community centred around a Parish Church and village hall. The area is renowned for the surrounding countryside which provides many scenic walks and views.





IMPORTANT NOTE

We do not expect that anybody would wish to extend the bungalow. However, it should be noted that there is a development uplift clause which ends in 2027 should anybody secure a planning consent to further develop the property.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: No

Tax Band: E

Services: The property is offered to the market with all mains services and gas LPG central heating.

Loft: Large, partly boarded with a ladder. You are able to stand up in the loft.

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way, Easements & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: Single storey dwelling

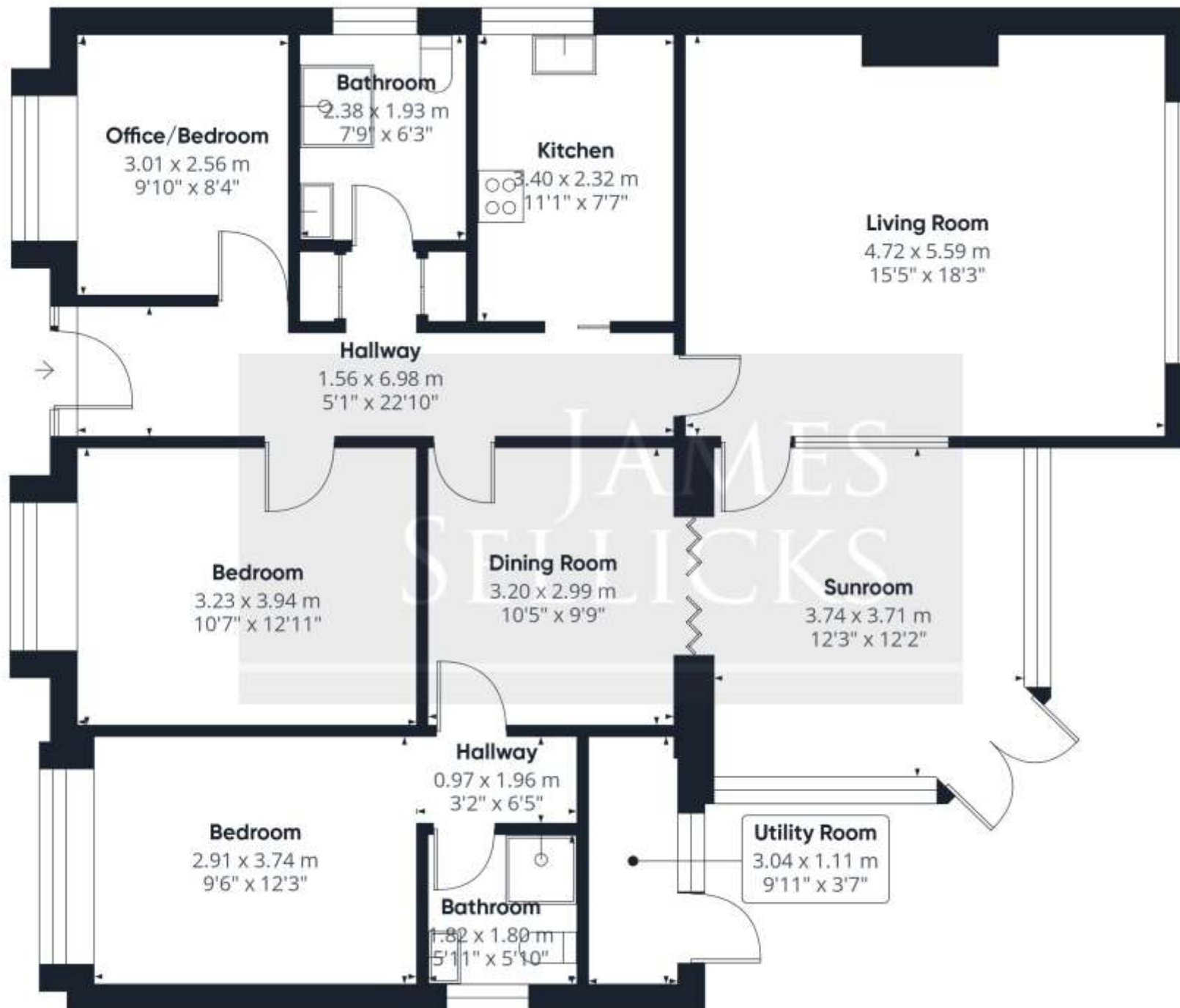
Planning issues: None which our clients are aware of

Satnav Information

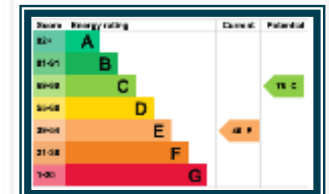
The property's postcode is LE17 6NU , and house name Avoncroft.







Approximate total area⁽¹⁾
114.4 m²
1231 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseilicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



JAMES
SELICKS

