





Lutterworth Road

Shawell, Lutterworth,

£275,000

PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this charming Grade II listed thatched cottage which is situated in the heart of a well regarded, picturesque village on the Warwickshire/Leicestershire border. This property has been renovated to a particularly high standard by the current occupiers, there has been a noticeable attention to detail when completing the works at the cottage to incorporate a variety of characterful features.. The accommodation includes an entrance hall with exposed brick walls and wood panelling, shower room which has been fitted to a particularly high standard, kitchen with views over rolling countryside, open plan lounge dining room with solid wood floors and feature log burner, one bedroom with vaulted ceiling. Externally is a picturesque front garden with picket fencing and opposite the property is a further garden with parking and detached timber framed cabin.

LOCATION

Shawell is a small village in the Harborough district of Leicestershire and is conveniently located within just 1 mile on the M1 and M6. The village offers an active small community with annual village fete and daily mothers and children groups in the village hall. The local White Swan at Shawell remains a traditional country pub with a contemporary feel and top class food. It is dog friendly and has log burning fires and a cosy snug. Shawell's rural location offers a range of stunning country walks perfect for rambling or dog walking.



ENTRANCE HALL

Solid wood, double glazed door to front aspect. Solid oak Suffolk latch doors. flagstone flooring. Storage cupboard. Doors onto further accommodation.

GROUND FLOOR BATHROOM

Double shower cubicle with electric powered shower. Wash hand basin. Low level WC. Extractor fan. Storage cupboard. Flagstone flooring with underfloor heating. Wooden panelling to the walls Partly tiled walls. Double glazed window to front aspect.

KITCHEN

7' 11" x 11' 2" (2.41m x 3.4m)

Wall and base units with stone work tops over. Belfast sink with mixer tap. Free standing rangemaster style electric cooker with cooker hood above. Integrated dishwasher and washing machine. Flag stone flooring and vaulted ceiling. Pantry cupboard with space for a fridge freezer. Double glazed wooden window to the rear

LOUNGE DINER

27' 10" x 9' 2" (8.48m x 2.79m)

Single glazed wooden window to the front aspect and single glazed wooden French doors to the rear aspect. Wooden flooring. Television and telephone points. Radiator. Multi fuel log burning stove with a stone hearth. Electric radiator. Stairs rising to the first floor.

BEDROOM

15' 7" x 9' 1" (4.75m x 2.77m)

Open plan. Single glazed wooden window to the front aspect. Double glazed window to front aspect. Electric radiator.

FRONT GARDEN

Lawned area. Patio area. Gravelled area. Flower beds housing plants and shrubs. Brick wall and timber fence surrounds.

REAR GARDEN

To the rear of the property there is a gravel courtyard with views over open fields.

Wooden shed for storage
smaller UPVC shed for further storage

SEPERATE GARDEN

Located opposite the property. Off road parking for at least two cars. Mainly laid to lawn. Mature trees, plants and shrubs. Timber fencing surrounds.

DETACHED WOODEN CABIN

9' 3" x 6' 7" (2.82m x 2.01m)

Timber framed cabin with power and lighting separated into a seating area and two bedrooms:

Seating area has double glazed windows to front and side aspects and French doors to the side and Storage cupboard. - 13' 9" x 13' 11" (4.19m x 4.24m)

Bedroom one has double glazed windows to side aspect - 9' 3" x 6' 6" (2.82m x 1.98m)

Bedroom two - 9' 3" x 6' 7" (2.82m x 2.01m)







