



The Brambles, Church Walk, Bruntingthorpe, Leicestershire, LE17 5QH

HOWKINS &
HARRISON

The Brambles, Church Walk,
Bruntingthorpe, Leicestershire,
LE17 5QH

Offers in Excess of: £750,000

The Brambles is a beautiful, individually designed detached family home in the sought after village of Bruntingthorpe. It offers spacious and versatile living accommodation boasting four double bedrooms, three en-suites and a triple garage, with accommodation above. All tucked away down a gated, private driveway.

Features

- Individually designed family home
- Four double bedrooms
- Three en-suites
- Gated driveway
- Triple garage
- Opportunity for annexe
- Sought after village location



Ground Floor

The property is entered via the front aspect through a timber front door with large glass panel, flooding the entrance hall with plenty of natural light. The hallway has doors off to all ground floor accommodation and stairs rising to the first floor with ample storage beneath. The hallway has tiled flooring which continues through to the kitchen and utility room. The lounge is entered from the hallway through double doors. It features a beautiful inglenook fireplace with wood burning stove. A study/snug has a further wood burning stove and doors to the rear aspect giving access to the garden. There is a ground floor cloakroom with low flush WC, contemporary wash hand basin, and two useful built-in cupboards, one housing the Worcester boiler. The kitchen has an excellent range of bespoke, fitted base and wall units with granite worktops over. There is also a useful island offering more storage. Integrated appliances include a dishwasher, wine cooler, range style cooker with extractor hood over, and a one and a half bowl stainless steel under mounted sink. The kitchen is light and airy due to the three sets of timber and glass panel doors to the front elevation and a further window and bi-fold door to the rear elevation. A door leads to the large utility room with a range of matching base and eye level units with space and plumbing for a washing machine and tumble dryer. A stable door leads out to the rear garden.



First Floor

The stairs rise to a beautiful galleried landing with a window to the front aspect and doors to all of the first floor accommodation. The master bedroom has two large windows to the front aspect and balcony to the rear aspect, accessed by double opening French doors. The master bedroom is truly stunning; it has high ceilings with an abundance of natural light. There is a dressing area with built-in wardrobes and a door leading to the en-suite which is part-tiled and features a low flush WC, 'his and hers' sinks, a free-standing bath, a separate shower enclosure, tiled flooring, a feature heated hand rail, Velux window and LED down-lights. Bedroom two features built-in wardrobes, a window to the rear aspect, loft access and door to another en-suite. The en-suite has tiled flooring, an

obscured window to the rear aspect, 'his and hers' sinks, a large walk-in shower enclosure with overhead and separate hand-held shower and heated towel rail. Bedroom three also provides loft access and has a range of fitted wardrobes, a window to the side aspect and a door to a further en-suite. The en-suite has an obscured window to the side aspect a low level flush WC, inset wash basin, corner shower cubicle, tiled flooring and heated towel rail. Bedroom four is currently being used as a dressing room and features a window to the front aspect. The family bathroom is a very generous size with a four piece suite, featuring a low flush WC, wash hand basin in vanity unit, freestanding claw foot, roll top bath, double walk-in shower cubicle, tiled flooring, part tiled walls, heated towel rail and obscured window to the side aspect.

Outside

The property is accessed via gated access down a private drive. There is ample parking for many cars. The garden attractive and easy to maintain as it is predominantly paved.

Garage

The property boasts a large, triple garage with power and light. Above the garage has been converted into accommodation which subject to relevant planning consents could be transformed into an excellent annex or additional living space.





Location

Bruntingthorpe is an attractive, highly sought after village in the Harborough District of Leicestershire. Within the village itself there are two public houses, a Church of England and a Village Hall. It borders the villages of Peatling Parva, Gilmorton and Kimcote and is just a short drive away from the market town of Lutterworth offering a number of local amenities such as shops, further public houses, supermarkets, and a GP. 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.



Light and spacious accommodation, beautifully presented in neutral tones. Located in the sought after village of Bruntingthorpe down a gated, private drive.





Viewing

Strictly by prior appointment via the selling agents.
Contact 01455 559203.

Fixtures and Fittings

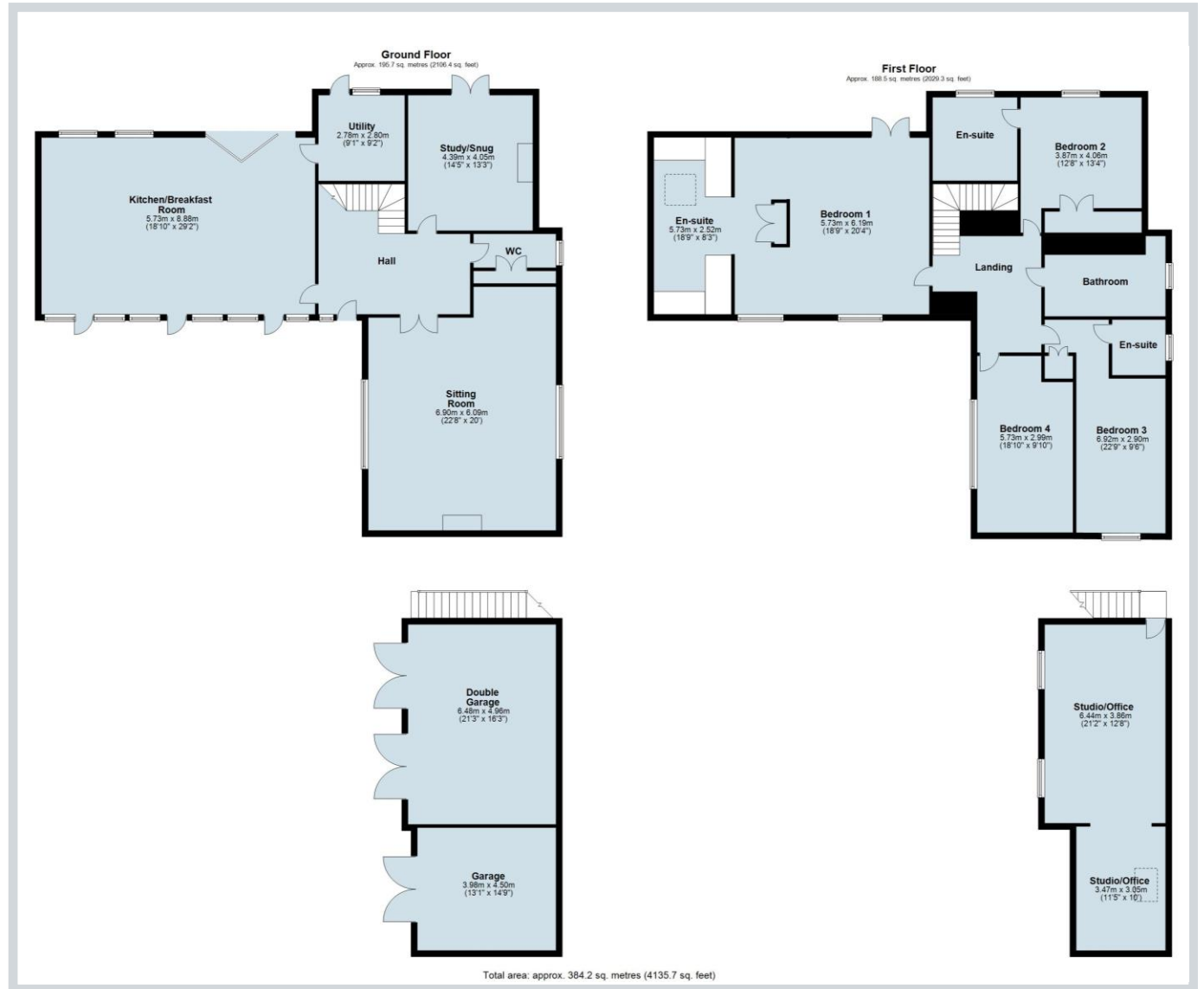
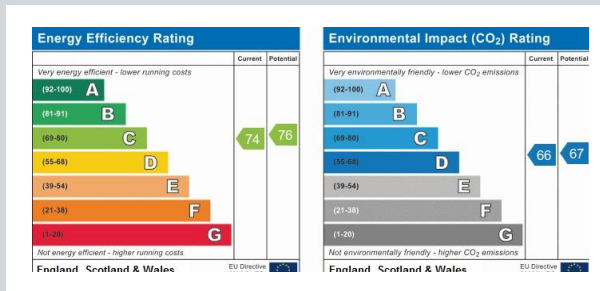
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – F



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Very 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.