

21 Valley Lane, Bitteswell, LE17 4SA



£495,000

A fabulous opportunity has arisen to acquire this beautiful three double bedroom coach house built to a high standard with quality fitments throughout, offering spacious family living space set over two floors. Situated in the sought after village of Bitteswell and set in a quiet backwater location within easy walking distance of the Town Centre, Bitteswell Primary School and Lutterworth Secondary schools. This home has double timber gated entrance which gives access to the gravel drive which provides ample parking and the private courtyard garden. The accommodation briefly comprises Entrance hall, cloakroom, lounge, fitted kitchen and dining hall, whilst on the first floor you will find three generous double bedrooms with fitted wardrobes, the master having an En-suite shower room and there is a further family bathroom.

Service without compromise

Entrance Hall



Step into this warm and welcoming hall from the attractive wooden door where you will find ceramic floor tiles, a radiator, the staircase rises to the first floor and has a useful storage cupboard.

Cloaks 6'03" x 3'00" (1.91m x 0.91m)



Fitted with a low flush WC, hand wash basin set onto a vanity unit, radiator and ceramic floor tiles. The RCD consumer unit is mounted on the wall.

Lounge 13'10" x 10'10" (4.22m x 3.30m)



The lounge has dual aspect windows with bespoke fitted shutters, solid oak flooring, coving to the ceiling and a radiator.

Kitchen 12'5" x 8'6" (3.78m x 2.59m)



The kitchen has been re-fitted with modern grey hand painted cabinets with oak block surfaces, porcelain sink with mixer taps, eye-level oven, gas hob with extractor canopy over. The integrated appliances include a washer dryer and a dishwasher. There is space and plumbing for an American fridge freezer. A window overlooks the frontage and a pretty wooden door gives access to the outside.

Kitchen Picture Two



Dining Hall 13'10" x 8'6" (4.22m x 2.59m)



Opening from the kitchen this is the perfect space to entertain friends and to enjoy family meals together. There is a window to the front aspect with fitted bespoke shutters and a set of French doors open to the side.

Landing



The landing has a sizeable airing cupboard that has a window and houses the Worcester Bosch gas boiler. Communicating doors to the bedrooms and to the family bathroom.

Bedroom One 14'6" x 11'6" (4.42m x 3.51m)



A double bedroom with built-in wardrobes, oak laminate flooring, radiator and a window to the front aspect fitted with bespoke shutters. A door opens into the en-suite.

En-suite 7'09" x 5'00" (2.36m x 1.52m)



Fitted with a low flush WC, pedestal wash hand basin, a double width shower enclosure with sliding doors, chrome heated towel rail, de-misting mirror, ceramic wall and floor tiles. An obscure glazed window to the side aspect and spot lights to the ceiling.

Bedroom Two 10' x 10'1" (3.05m x 3.07m)



A double bedroom with built-in wardrobes, oak laminate flooring, radiator and window to the front aspect fitted with bespoke shutters.

Bathroom 7'09" x 6'02" (2.36m x 1.88m)



Fitted a back to wall WC, wash hand basin set onto a vanity unit, bath with shower and side screen, heated towel rail, de-misting mirror, ceramic wall and floor tiles. There is an obscure glazed window and spot lights to the ceiling.

Bedroom Three 19'1" x 17'1" (5.82m x 5.21m)



This spacious bedroom has a window to the front aspect fitted with bespoke shutters and a Velux roof line window allowing lots of natural light in.

Outside & Parking



The property is accessed off Valley Lane through a set of double timber gates that lead to the graveled drive which provides ample off road parking. There is a lawn with a mature tree and a garden storage shed. Gated side access leads to the rear garden and a path leads to the front canopied entrance door.

Outside Picture 2

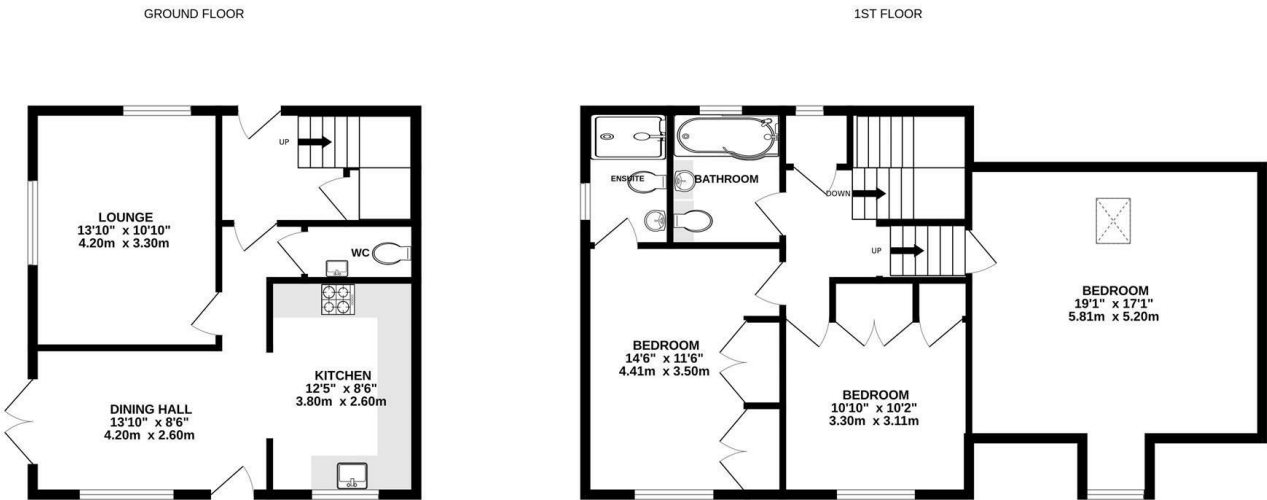


Courtyard Garden



The walled rear courtyard garden is paved for easy maintenance and has a backdrop of mature trees making it private. There is as space for outside dining and for a hot tub.

Floor Plan

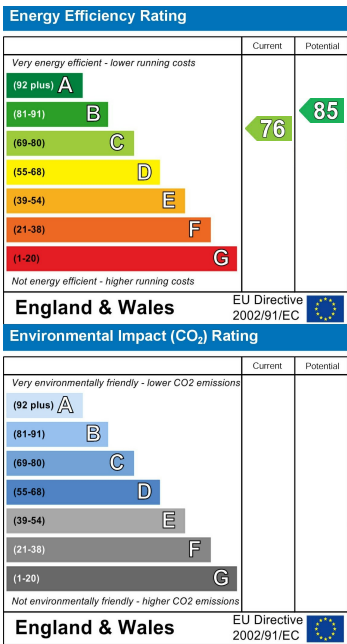


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Area Map



Energy Efficiency Graph



Service without compromise