

## Squires House 5 Yeomans Keep, Bitteswell, LE17 4SW



**£750,000**

Located in the charming village of Bitteswell, this exquisite detached house on Yeomans Keep offers a perfect blend of modern living and classic elegance. Upon entering, you are greeted by double front doors that lead into a welcoming porch adorned with quarry tiled flooring. The spacious hall features an intercom system, decorative coving, and ceiling roses, setting a refined tone for the rest of the home. The heart of the property is the split-level kitchen/breakfast room, which has been recently refitted in a stylish neutral shaker design. This space is not only functional, with ample wall and base cabinets, but also equipped with modern appliances, including an integrated dishwasher and provisions for a range-style cooker. The adjoining utility room provides additional storage and access to the integral garage, making daily chores a breeze. The family room at the rear of the house is a delightful space, boasting leaded French doors that open to the garden, a stone effect fireplace with a gas fire, and elegant ceiling features. Adjacent to this is the dining room, which overlooks the garden and connects seamlessly to the living room, complete with a box bay window and French doors leading to a charming garden room. Ascending to the first floor, a spacious galleried landing leads to five well-proportioned bedrooms, including a principal suite that impresses with fitted wardrobes and an opulent ensuite bathroom. This ensuite features luxurious finishes, including a spacious shower enclosure and his and hers vanity units. The second bedroom also benefits from an ensuite, while the remaining three bedrooms overlook the tranquil rear aspect. Completing this splendid home is a family bathroom fitted with a Jacuzzi-style bath, ensuring relaxation and comfort. This property is a true gem, offering a harmonious blend of space, style, and functionality, perfect for family living in a picturesque setting.

*Service without compromise*

## Porch 3'11" x 5'6" (1.19m x 1.68m)

Enter the property via a set of double wooden doors to where you will find two windows to the side aspect and quarry tiled flooring throughout.

## Reception Hall



This impressive hall with intercom system has a window to the front aspect allowing for the natural light to brighten this space. There is a galleried staircase that rises to the first floor. The striking checkerboard Amtico flooring is a gorgeous feature of this property.

## Reception Hall (Photo Two)



## Breakfast Kitchen 15'9"x x14'8" (4.80mx x4.47m)



The kitchen is any keen home chefs dream; fitted with modern cabinets plus complimenting work surfaces, composite sink with mixer taps, an impressive Range cooker with an induction hob and extractor fan. There is an integrated dishwasher and space for a fridge freezer. Within the generously sized breakfast kitchen, you can step up to the breakfast area with a window to the rear that overlooks the serene garden. Porcelain floor tiles throughout.

## Kitchen Area



Dining Area



Cloakroom 5'4" x 3'11" (1.63m x 1.19m)



Fitted with a low-level W/C and a corner hand wash basin. Checkerboard Amtico flooring, radiator and an opaque glazed window.

Utility Room 8'2" x 6'5" (2.49m x 1.96m)



The useful utility room is fitted with cabinets with complimenting work surfaces, stainless steel sink and mixer taps. There is space for a washing machine and tumble dryer. There is a personal door that gives access into the garage and a further door that opens into the outside.

Study/Office 11'5" x 8'3" (3.48m x 2.51m)



This space is great for anyone who works from home or a family with young children, due to its flexible nature. There is a window to the side aspect and a radiator.

## Living Room



The heart of this home is truly the fabulously bright and spacious living room. With a box bay window to the front aspect and a window to the side aspect this allows for an abundance of natural light to flow into this space. The stone fireplace with a marble backdrop houses a coal effect gas fire which is a true focal point in this room - a perfect blend of cosiness, character and elegance. A set of double doors link to the dining room and another set of glazed double doors lead into the garden room.

## Garden Room 16'6" x 16'6" (5.03m x 5.03m)



This lovely addition has a set of French doors that open into the impressive garden, making it an ideal space for entertaining friends and family. Ceramic tiled flooring throughout, insulated roof with a Velux roof window. There is a radiator and ample room for a dining table and sofas.

## Dining Room 13'3" x 11'7" (4.04m x 3.53m)



The separate dining room has views over the garden and a window looking into the garden room. There is decorative coving to the ceiling and a radiator.

## Snug



Situated at the rear of the home, this cosy snug has a stone fireplace housing a coal effect gas fire and a set of French doors opening into the garden.

## Galleried Landing



The spacious galleried landing has two windows to the front aspect allowing lots of natural light to flood this space. There is a radiator set into a decorative cabinet and a double linen storage cupboard that houses the hot water cylinder.

## Principal Bedroom 31'3" x 17'9" (9.53m x 5.41m)



This king sized bedroom has a range of built in wardrobes. There are dual aspect windows to the front and a radiator.

## Principle Bedroom (Photo Two)



## En-Suite 10'2" x 6'11" (3.10m x 2.11m)



Fitted with a modern low-level W/C, dual hand wash basins set onto bespoke drawer units with mirrors over, a large walk-in shower with a glass partition, dual shower heads and a chrome heated towel rail. Ceramic wall and floor tiles.

**Bedroom Two 17'0" x 13'5" (5.18m x 4.09m)**



A double bedroom with a window to the front aspect and a circular opaque window to the side aspect. There is ample room for wardrobes and a sofa.

**Bedroom Two En-Suite 6'6" x 13'6" (1.98m x 4.11m)**



Fitted with a back to wall W/C, dual wash hand basins set into a shower cubicle and a bath. Ceramic wall and floor tiling throughout. An opaque window to the side aspect and a radiator.

**Bedroom Two En-Suite (Photo Two)**



**Bedroom Three 15'8" x 11'7" (4.78m x 3.53m)**



A double bedroom with ample space for wardrobes. There is a window to the rear overlooking the garden and a radiator.

**Family Bathroom 11'5" x 8'1" (3.48m x 2.46m)**



The family bathroom is fitted with a low level WC, Bidet, . A Jacuzzi style bath with a folding shower screen, mixer taps with a hand held shower attachment. Ceramic wall and floor tiles. Opaque glazed window.

**Family Bathroom (Photo Two)**



**Bedroom Four 13'5" x 11'7" (4.09m x 3.53m)**



A double bedroom with an attractive arch with Velux roof window as well as another window that overlooks the garden. There is ample room for wardrobes and there is a radiator.

**Bedroom Five 8'8" x 8'6" (2.64m x 2.59m)**



A single bedroom with a window to the rear aspect overlooking the garden and a radiator.



## Garden



The private landscaped garden is walled and is mainly laid to lawn with two patio seating areas - a great area for enjoying al fresco dining during the summer months. The garden is well stocked with shrub borders.

## Garden (Photo Two)



## Garden ( Photo Three)



## Outside & Parking



The property is set on a private road - this offers a brilliant degree of privacy. The block paved drive provides ample off road parking and leads to the double garage. The front garden is walled and has two specimen trees and spring bulbs. Gated side access to the rear garden.



## Double Garage 19'6" x 17'8" (5.94m x 5.38m)

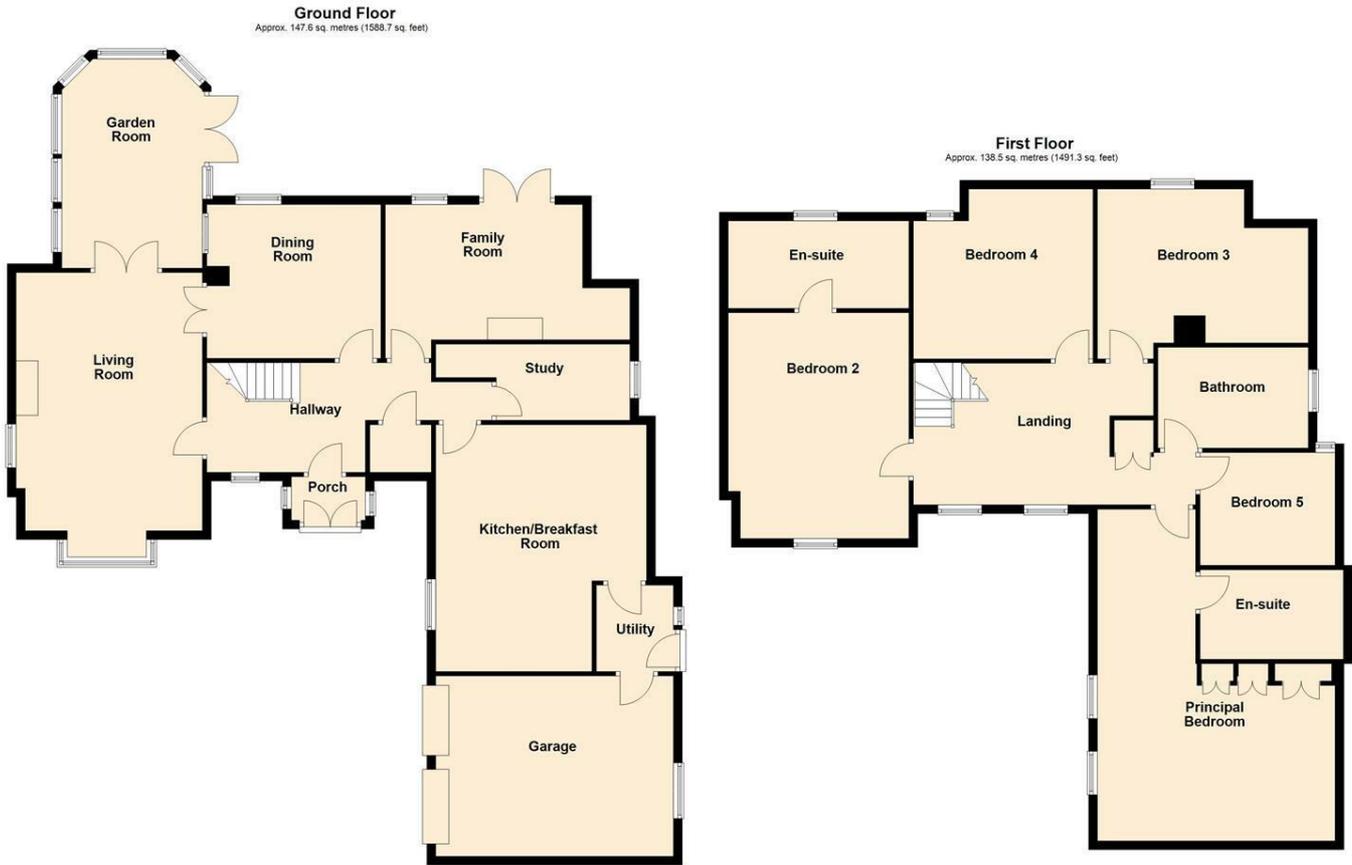


With a window to the rear and two electric up and over doors, this garage is extremely convenient. The garage benefits from power and light being connected. The Worcester Bosch gas central heating boiler is wall mounted.

### Location

Bitteswell, located just a mile north of Lutterworth, boasts a rich community spirit and a range of local amenities that cater to both families and individuals alike. The village is home to two welcoming public houses, a village hall, and an outstanding primary school, making it an ideal setting for families. For leisure enthusiasts, the local cricket club and the picturesque St Mary's Church add to the village's appeal. While Bitteswell offers a quaint village atmosphere, Lutterworth is just a short distance away, providing a wider selection of shops, including a Waitrose, as well as various restaurants, pubs, and hotels, including a traditional coaching inn. For those who commute, Bitteswell is perfectly positioned with easy access to the motorway network via junction 20 of the M1, and it is only six miles from the M6. Additionally, regular high-speed train services to London Euston from Rugby and to London St. Pancras International from Market Harborough, which take just under 50 minutes, make this location particularly attractive for professionals.

## Floor Plan

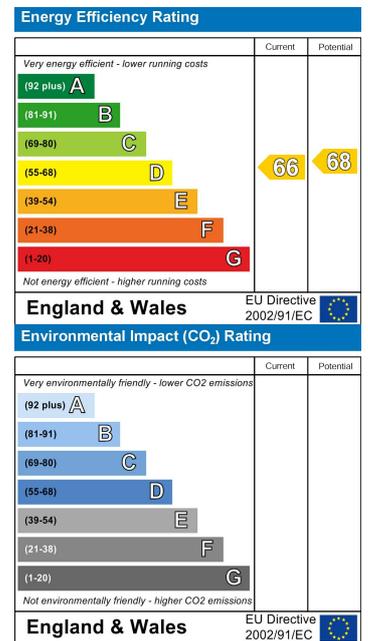


Total area: approx. 286.1 sq. metres (3079.9 sq. feet)

## Area Map



## Energy Efficiency Graph



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