

1 The Bank Bosworth Road  
Theddingworth  
Lutterworth  
LE17 6QN

£325,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

Nestled on Bosworth Road in the charming village of Theddingworth, this beautifully presented period home has been recently renovated to an exceptionally high standard. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The lounge features a stunning arched window that floods the space with natural light, complemented by a feature fireplace that adds character and warmth.

The heart of the home is the extended kitchen dining room, which is equipped with a host of integrated appliances, making it the ideal place for entertaining. A separate utility room and a convenient guest WC enhance the practicality of this lovely home.

Upstairs, you will find two generously sized double bedrooms, each offering a peaceful retreat. The family bathroom is a true highlight, featuring a luxurious roll-top bath that invites you to unwind after a long day.

Externally, the property is set high on a bank, occupying a large plot that provides ample outdoor space. The extensive rear garden offers breathtaking views of the neighbouring countryside, making it an ideal spot for enjoying the beauty of nature or hosting gatherings

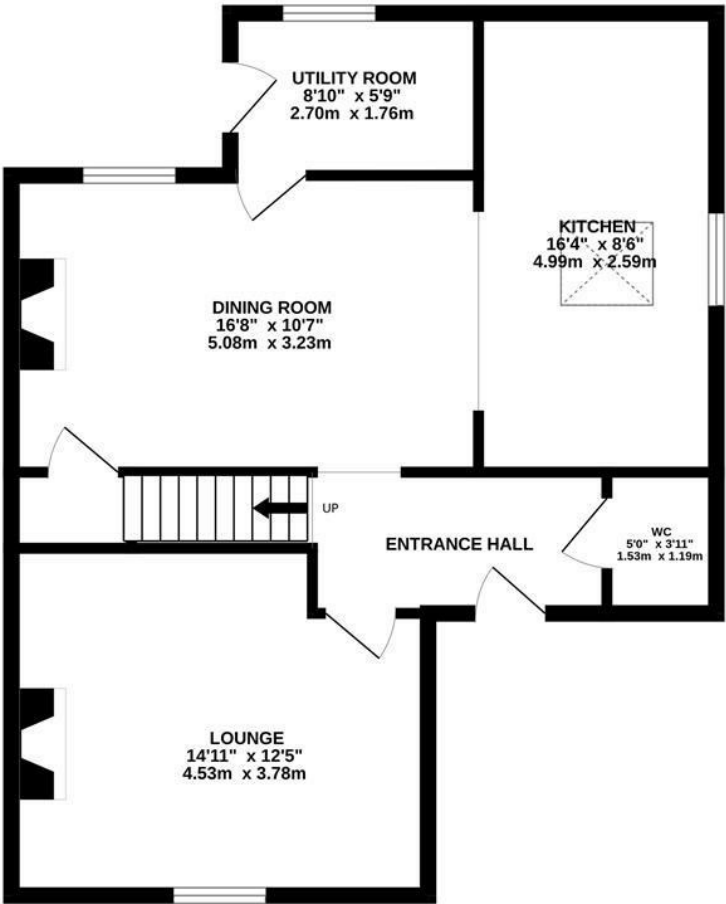
with family and friends.

This home is a perfect blend of traditional charm and modern convenience, making it an excellent choice for those seeking a tranquil lifestyle in a picturesque setting. Don't miss the opportunity to make this stunning property your own.

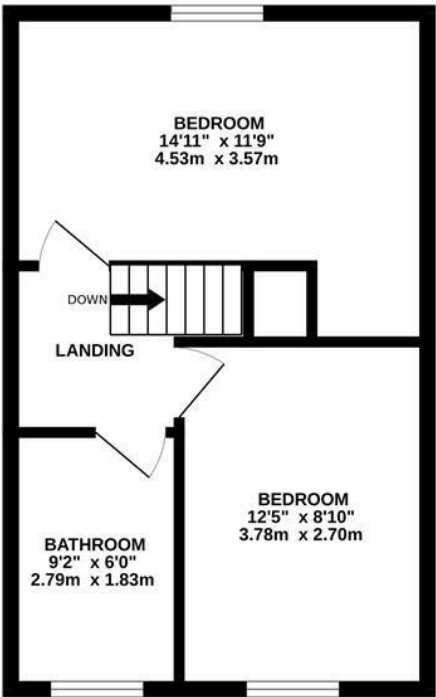
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# Floor Plan

GROUND FLOOR  
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Cosy lounge with a log burner



Beautifully presented kitchen diner



Two double bedrooms



Family bathroom and downstairs WC



Garden to the side and rear of the property overlooking the countryside



Parking to the front of the property









# SELLER'S SECRET

We absolutely love this beautifully renovated two bedroom period home, nestled in the heart of a picturesque village.



## Why we like it....

Beautifully renovated to a high standard, it offers expansive garden space and stunning field views, all set within a peaceful village location—making it a truly special and rare find.

# OSCAR JAMES

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To buy or not to buy....

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