



THE RECTORY

BRUNTINGHORPE, LEICESTERSHIRE

JAMES
SELICKS

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The Rectory

Bruntingthorpe,
Lutterworth, Leicestershire

This handsome non listed period rectory is set within approx. 1.59 acres of mature, tranquil grounds. In need of some modernisation, The Rectory offers an abundance of character features and presents the opportunity to create your own dream home combining the joys of country living with the convenience of commuter links.

Period rectory | Set within approx. 1.59 acres of mature grounds | Five double bedrooms | Reception hall | Three reception rooms | Breakfast kitchen | Utility, boot room, cellar | Two bathrooms | Timber former stable and ample parking | Rural location with good commuter links |

ACCOMMODATION

Secluded, yet not isolated, The Rectory is tucked away on the periphery of this highly sought after village and within walking distance of the heart of the village and The Joiners Arms from the rear boundary gate. As you approach on the long, tree-lined drive and pull up on the gravelled driveway you will sense the prevailing privacy this property affords.

The impressive reception hall greets you warmly and offers glimpses at the wealth of character features of this fine family home. To the right is a cosy sitting room/snug with open fire. A more formal drawing room to your left and dining room with high ceilings and garden/woodland views beyond. The cellar can be accessed from the hall and offers ample storage space across three chambers. Pass the oak staircase and into the boot room which leads to a utility room and guest cloakroom. The kitchen has been re-fitted with a range of wall and base units offering ample storage, with integrated appliances including a double oven, dishwasher and hob. There is a handy built in pantry to the side and rear lobby which is useful for coats and boots and gardeners WC.

Upstairs an impressive galleried landing with rooflight leads to the bedrooms. All five bedrooms are doubles and benefit from high ceilings and feature fireplaces.

The family bathroom has been re-fitted with a white suite comprising bath, separate shower cubicle, WC and wash hand basin. There is one further bathroom accessible from the quarter landing, together with a separate WC.

OUTSIDE

Approached via a private drive the mature grounds of this handsome home extend to approx. 1.59 acres. Lawns wrap the house, one of which, a former lawn tennis court, and offer you and your family ample space to enjoy creating many treasured memories. A timber former stable provides storage space, with further gravelled parking tucked out of sight. There is a paved dining terrace to the rear and gated access which leads into the heart of the village from Church Walk.

SPECIAL NOTE

A development uplift provision will be applied in the event of more than one dwelling occupying the site.

TENURE: Freehold

LOCAL AUTHORITY: Harborough District Council

TAX BAND: G

SERVICES: The property is offered to the market with all mains services and oil-fired central heating.

LOCATION

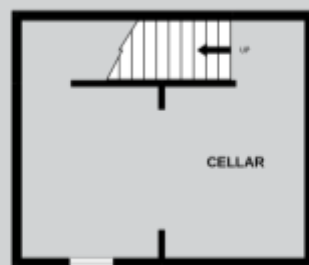
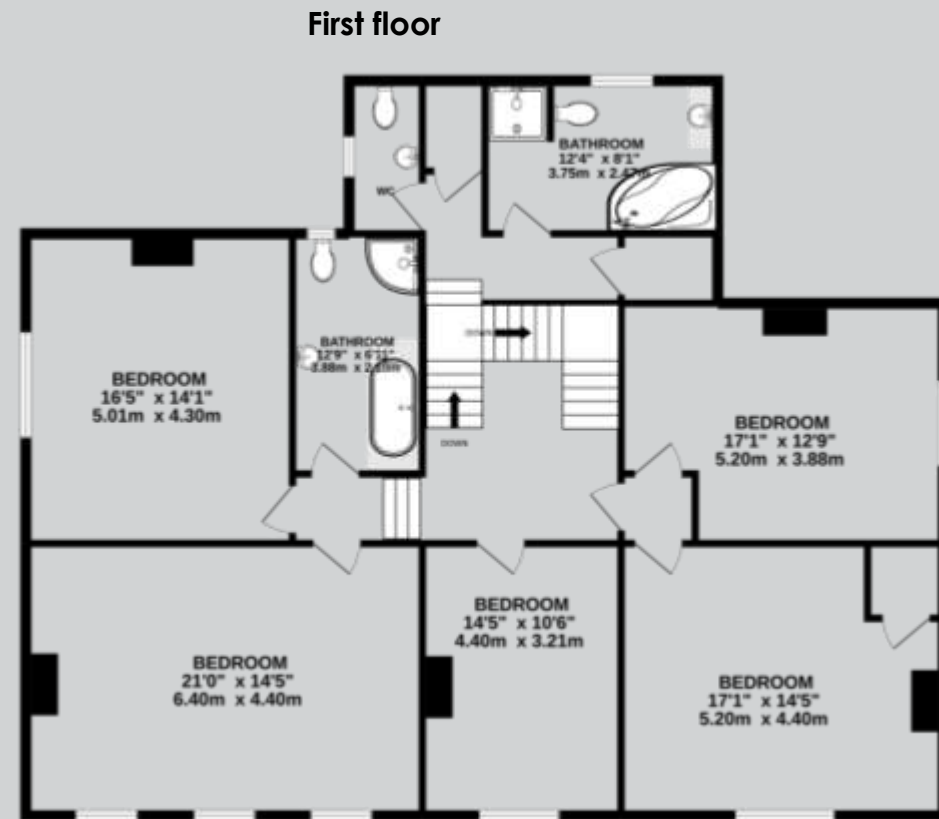
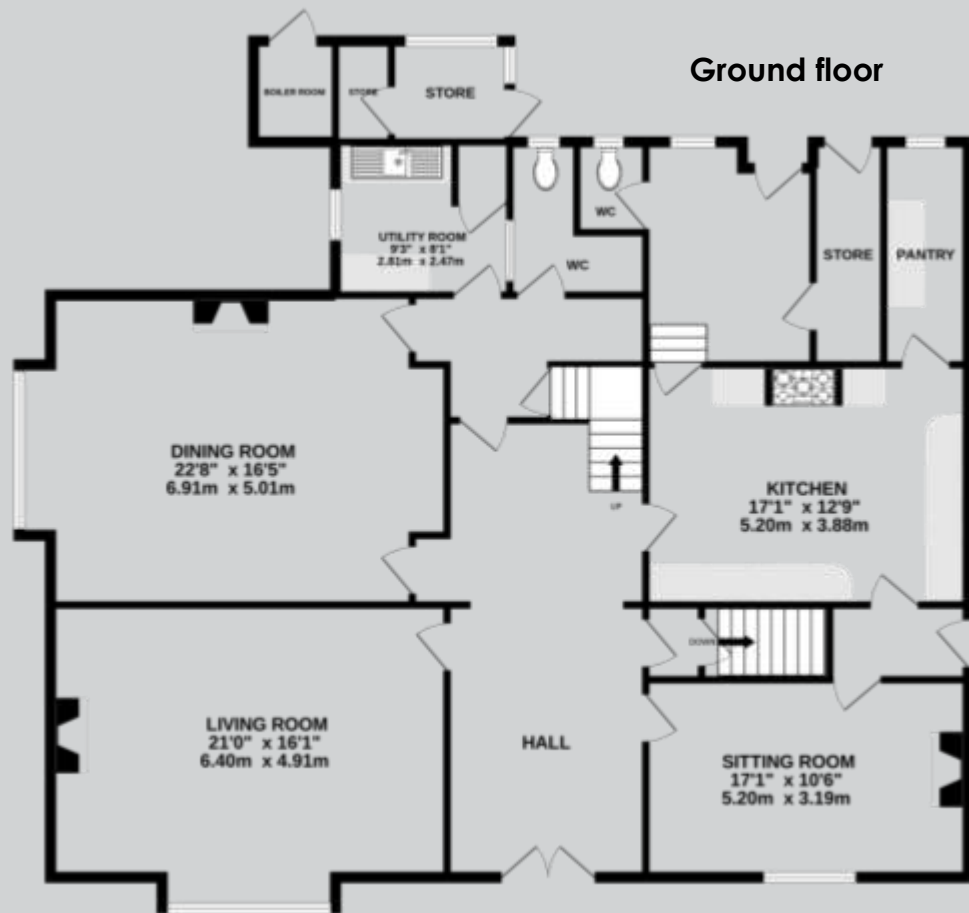
Bruntingthorpe is a popular south Leicestershire village flanked by some of Leicestershire's most attractive rolling countryside. The village itself offers a parish church, pub, restaurant, garage and further shopping facilities can found in the nearby towns of Lutterworth, Market Harborough and Leicester. For the commuter the M1 is accessible at Junction 20, the A14 lies to the south, and mainline rail services are available at both Market Harborough and Leicester. Market Harborough lies twelve miles east of Bruntingthorpe and is a charming market town offering a variety of individual shops, boutiques, and restaurants. The mainline rail link to London St. Pancras can be reached in little over an hour. Schooling is well catered for within the area with local primary schools in the nearby villages of Arnesby, Gilmorton and Fleckney.

DIRECTIONAL NOTE

Proceed out of Market Harborough along the A4304 passing through the village of Lubenham. Continue along the A4304, passing through Theddingworth towards Husbands Bosworth. In Husbands Bosworth take a right hand turn into Berridges Lane which becomes the A5199 Leicester Road and in turn Welford Road heading towards the Shearsby Crossroads. At the crossroads turn left as signposted to Bruntingthorpe. Turn left into Bruntingthorpe Road where the driveway to the property can be found approx. 200yds on the right-hand side.



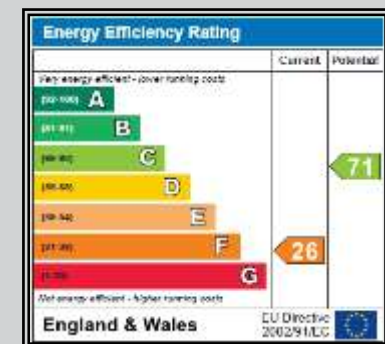




Cellar
(location shown not correct)

Total approx. internal floor area = 320.6 Sq. M (3,451 Sq. Ft)
Total Approx Gross Floor Area (inc. cellar) = 342.2 Sq. M (3,683 Sq. Ft)

Measurements are approximate. Not to scale.
For illustrative purposes only.





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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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