

The Honeycombes

BRUNTINGTHORPE, LUTTERWORTH, LEICESTERSHIRE



JAMES
SELICKS



Built in 2003 by Walrus Designs Homes; renowned for creating unique, one-off residences in some of Leicestershire's most sought-after locations, The Honeycombes is a modern classic. This exceptional village home showcases striking architectural details, intelligent layout, and versatile living spaces, all set on a generous plot backing onto open countryside at the edge of this charming South Leicestershire village.

Bespoke high quality detached home • Spacious & versatile layout • Open plan dining kitchen with island • Sitting Room • Dining room • Garden room • Study • Stunning first floor galleried landing • Principal bedroom with 2nd floor mezzanine bathroom • Guest bedroom with ensuite • Two further double bedrooms • Bathroom • Double open fronted carport & extensive granite stone driveway • Established & private rear garden • Adjacent to open fields •

Accommodation

The property is entered via elegant twin glazed doors into a welcoming entrance hall, which is open to the dining room and has wide planked oak flooring throughout. The ground floor offers a guest cloakroom with a contemporary two-piece suite to include a glass circular sink. The study has oak flooring and offers a quiet spot to work from home. A comfortable sitting room features an open brick fireplace with local stone mantle, exposed ceiling beams and views over the side garden.

The bespoke dining kitchen is fitted with handcrafted iron base units, solid wood block worktops, a Belfast sink, and a Rangemaster Professional oven with gas hob and extractor. Integrated appliances include a fridge/freezer and dishwasher. A light-filled garden room opens onto the rear garden, while the utility room provides additional fitted units, plumbing for laundry appliances, wall mounted boiler and a stable door to the side.

A striking galleried landing with vaulted ceiling and picture window leads to the principal bedroom, complete with built-in wardrobes, a stylish en-suite shower room, and a mezzanine level featuring a freestanding roll-top bath. Bedroom two also boasts an ensuite shower room, while two further double bedrooms are served by a family bathroom with a panelled bath and shower over.

Outside

Set behind a six-bar timber gate, the granite-stone driveway offers parking and leads to a double open-fronted carport. Landscaped front gardens give way to beautifully established side and rear gardens, richly planted and backing onto fields for excellent privacy. The grounds include a timber shed and greenhouse.

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 be 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, Leicester and Rugby.





Please Note

The driveway and hedges are shared with the neighbouring property 'Applejacks'. The cost for the maintenance, repair or replacement are jointly shared.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: No

Tax Band: G

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

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes, Title available on request

Flooding issues in the last 5 years: None

Accessibility: No accessibility modifications. Accommodation over three floors

Planning issues: None which our client is aware of

Satnav Information

The property's postcode is LE17 5QJ and house name The Honeycombes.









Approximate total area⁽¹⁾

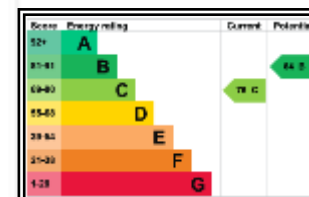
200 m²

2154 ft²

Reduced headroom

10 m²

107 ft²



(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures 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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