

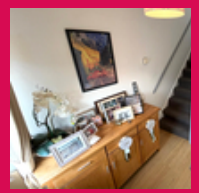
FOR SALE

# 8 Bennetts Hill, Dunton Bassett, Lutterworth, Leicestershire LE17 5JJ

£415,000 - Freehold

DAVID ROBINSON ESTATES

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## PROPERTY DESCRIPTION

Nestled within the peaceful and picturesque village of Dunton Bassett, this attractive three-bedroom detached home offers a wonderful opportunity to enjoy village living, with well-proportioned accommodation and a beautiful private rear garden. The property comprises a spacious entrance hallway, welcoming lounge/diner with doors opening onto the garden, fitted kitchen, three good-sized bedrooms and family bathroom. The generous lounge/diner provides an ideal space for relaxing and entertaining, with direct access to the garden. A particular highlight is the beautiful private rear garden, featuring a spacious patio seating area and decked seating area, perfect for outdoor dining or simply relaxing. The property also benefits from a garage, generous driveway providing off-road parking for multiple vehicles and side access to both sides. Further benefits include gas central heating and UPVC double glazing. Dunton Bassett is a charming village offering a peaceful setting and welcoming community, whilst being conveniently positioned for surrounding towns and local amenities. The combination of the village location, detached accommodation and attractive garden makes this a lovely family home. An early internal viewing is highly recommended!





## POINTS OF INTEREST

- *Detached Home*
- *Three Bedrooms*
- *Bathroom*
- *Lounge/Diner*
- *Fitted Kitchen*
- *ORP & Garage*
- *Beautiful Village Location*
- *Viewing Essential*







## ROOM DESCRIPTIONS

## Ground Floor

**Entrance Hallway**
A bright and spacious entrance hallway providing a welcoming approach to the property, with stairs leading to the first floor and a useful under-stairs storage cupboard.

**Lounge**
13' 03" x 12' 01" (4.04m x 3.68m) A lovely lounge offering a welcoming and comfortable living space, featuring a UPVC window to the front, radiator and an electric fire creating a pleasant focal point to the room.

**Dining Area**
10' 06" x 10' 06" (3.20m x 3.20m) A bright and spacious dining room, situated directly off the lounge, creating a fantastic open and connected living space. Featuring French sliding doors opening onto the rear garden and a radiator.

**Fitted Kitchen**
8' 09" x 10' 05" (2.67m x 3.17m) A well-appointed fitted kitchen comprising a range of wall and base units providing ample storage, with work surfaces over. The kitchen is equipped with an oven, hob and extractor fan, with a UPVC window overlooking the rear. The boiler is also housed within the kitchen.

## First Floor

**Landing**
The first-floor landing provides access to the bedrooms and bathroom, with a radiator and a useful airing cupboard providing additional storage space, UPVC window to side aspect.

**Bedroom One**
11' 09" x 11' 04" (3.58m x 3.45m) A spacious and well-presented bedroom featuring a UPVC window to the front, radiator and useful additional wardrobe cupboard space, providing ample storage.

**Bedroom Two**
10' 00" x 10' 01" (3.05m x 3.07m) A spacious second bedroom featuring a UPVC window to the rear, radiator and useful wardrobe space providing ample storage.

**Bedroom Three**
8' 10" x 7' 08" (2.69m x 2.34m) A well-proportioned third bedroom featuring a UPVC window to the front aspect and radiator.

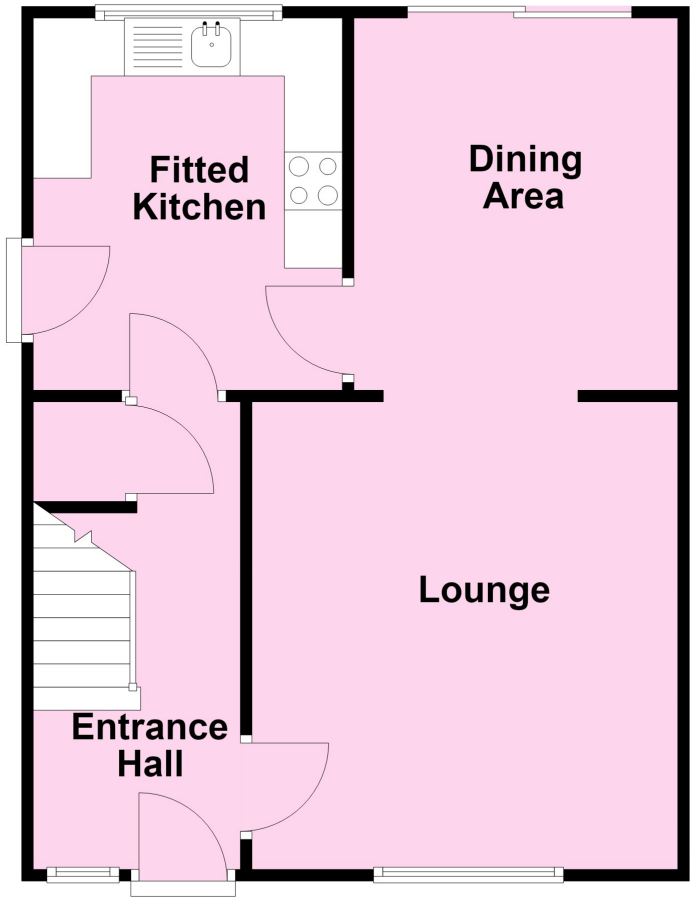
**Bathroom**
5' 05" x 17' 10" (1.65m x 5.44m) A well-appointed bathroom featuring a three-piece suite comprising a bath with overhead shower, hand wash basin and WC. The room benefits from UPVC windows to the rear and side, along with a radiator.

**Rear Garden**
A gorgeous and private rear garden, offering a spacious patio seating area, ideal for entertaining and outdoor dining. A step leads up to a well-maintained grassed area, with an additional decking area at the bottom, providing the perfect space for relaxing and enjoying the garden. The garden also benefits from side access to both sides, a useful garden shed and plenty of outdoor space.

**Additional Notes 1:**
Local Authority: Harborough District Council
Council Tax Banding: Band D
Construction: Standard Brick / Tile
Utility Supply:
- Electricity Mains Supply
- Water Mains Supply
- Heating Gas Central
- Broadband Via Ofcom Mobile and Broadband Checker

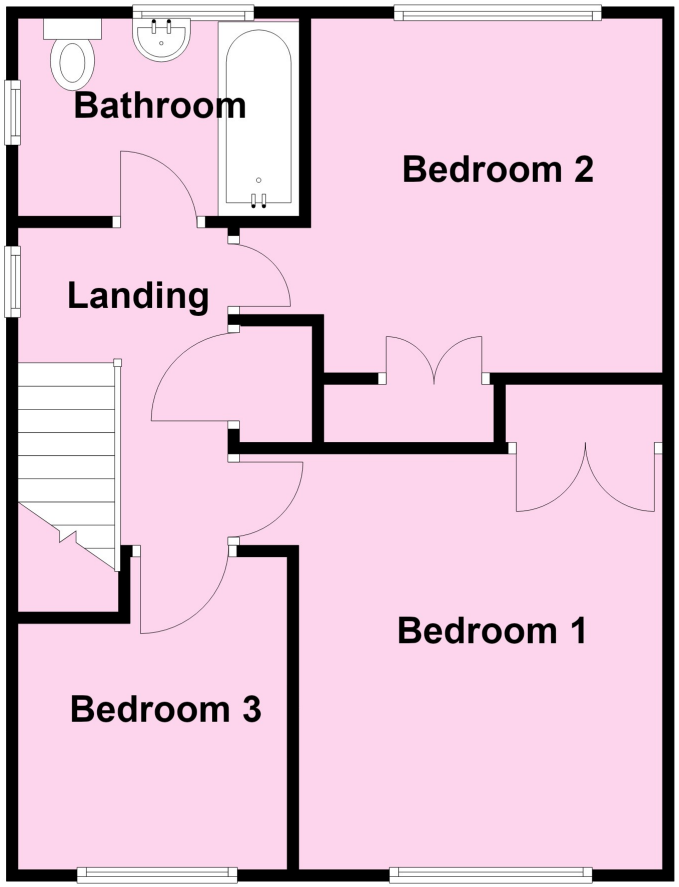
## Ground Floor

Approx. 40.9 sq. metres (440.1 sq. feet)




## First Floor

Approx. 40.9 sq. metres (440.1 sq. feet)




Total area: approx. 81.8 sq. metres (880.1 sq. feet)

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