



Main Street, Shawell, Lutterworth, LE17 6AG



GUILD HOUSE
Estate Agents



Guild House estate agents are delighted to offer for sale this unique and contemporary detached property situated in the conservation village of Shawell, which is surrounded by some of South Warwickshire's most beautiful open countryside. Shawell is conveniently located for access to junction 19 of the M1 which intersects with the A14 and M6. Other nearby road networks include the A5 and A426. Rail links to London are available from either Rugby(10-15 mins drive) or Market Harborough(30 mins drive). The nearby town of Lutterworth offers shopping and supermarket facilities, schools and professional services.

This stunning village home has been well maintained and offers versatile living space throughout. In brief the property comprises: entrance hallway, two double guest bedrooms one with en suite, second reception room which could easily be adapted to provide a fourth bedroom, large family bathroom, utility room and fabulous open plan kitchen, dining family room with wood burning stove and bi folding doors into the garden. The kitchen is fitted with dual tone contemporary units incorporating integrated fridge/freezer, dishwasher, side by side built in ovens, induction hob and extractor. Internally the property further benefits from air source heating, fibre broadband and contemporary oak doors throughout.

To the first floor there is a fabulous master bedroom suite with glorious views of the countryside, a spacious dressing area, and generous en suite with free standing bath and separate walk in shower.

Externally this gorgeous village property comes into its own boasting a substantial garden of around half an acre. Featuring a large patio area with raised flower and shrub borders, steps leading to a further raised gravelled area with retaining wall and further planting, access to a large timber constructed entertainment area. Steps leading to a large lawned garden with an array of mature specimen trees and shrubs. To the rear of the garden there are two large steel containers with a timber trellis and trees planted in front currently being used as a garden stores but could be converted into a summer house/office.



- CONSERVATION VILLAGE OF SHAWELL
- COUNTRYSIDE LIVING
- CONTEMPORARY DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM & TWO EN SUITES
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- VERSATILE RECEPTION ROOM
- AIR SOURCE HEATING
- UTILITY
- EPC RATING - C
- NO ONWARD CHAIN



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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