



# Dan Y Bisgwydden, Main Street, Shawell, Lutterworth, Leicestershire. LE17 6AG

- Five Bedroom Three Storey Family Detached Home
- Ideally Located In The Sought After Village Of Shawell
- Offering Approx 2,900Sq Ft of Living Accommodation
- Ent Porch, Ent Hall, Cloaks/WC, Study
- Large 27ft Living Room, Dining Area, Breakfast Kitchen, Utility
- Separate Family Shower Room, Further En Suite To Master Bedroom
- Loft Room/Bedroom/Office With En Suite Shower Room And Store
- Oil Fired Heating System
- Large Driveway, Double Garage, Generous Rear Garden
- Early Viewing Highly Recommended, No Chain
- EPC Rating C & Council Tax Band G





## PROPERTY DESCRIPTION

---

Spacious detached property situated in the sought after village of Shawell. Offering good size accommodation over three floors and located in the heart of the village it would make an ideal family home, in need of some cosmetic improvement the property is offered with no onward chain, an early viewing is highly recommended to appreciate the size, style and layout. In brief the property comprises of entrance area, hallway with understairs store and cloaks/wc, front study room, rear large 27ft open plan living/dining area with double doors leading to the rear from both the lounge and dining area, breakfast kitchen fitted with a range of base and wall units with integrated appliances and central island, utility lobby with side access door. To the first floor there is a feature landing which overlooks the front and gives access to four double bedrooms, a family bathroom and an additional family shower room. All the bedrooms have wardrobe space, the master bedroom also has the benefit of an en suite shower room/wc. Stairs lead up to the 30ft loft bedroom/office space with en suite shower room/wc and the boiler room. The property is serviced via an oil fired heating system. Externally the property is approached by a shared driveway with right of access and leads to the double garage located to the front with two up/over doors, there is ample car standing, oil storage tank and side gated access leading to the rear. The rear garden has a generous patio area with steps leading upto the lawn with mature borders and hedge/fence surround. EPC rating is C and Council tax is band G.





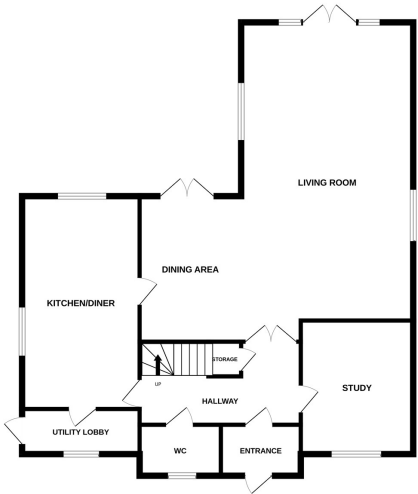
## ROOM DESCRIPTIONS

---

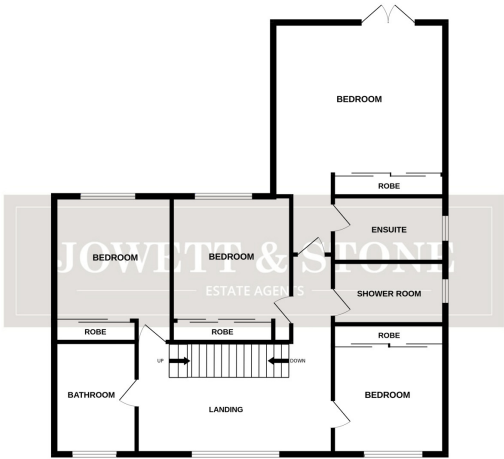


FLOORPLAN & EPC

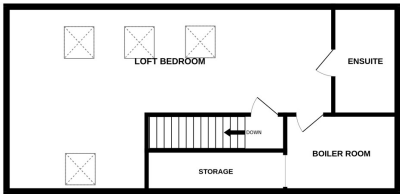
GROUND FLOOR  
1157 sq.ft. (107.5 sq.m.) approx.



1ST FLOOR  
1127 sq.ft. (104.7 sq.m.) approx.



2ND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 2907 sq.ft. (270.0 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.  
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Blaby  
11, Leicester Road, Blaby, LE8 4GR  
0116 2789624  
blaby@jowettandstone.co.uk