



4 Manor Cottage, The Mount, Dunton Bassett, Lutterworth, Leicestershire. LE17 5JL

- Superb Character Three Bedroom Detached Cottage
- Tucked Away Position In Sought After Village Of Dunton Bassett
- Reception Dining Room, Rear 16ft Living Room
- Breakfast Kitchen, Utility Area, Cloaks/Wc
- En Suite Shower Room/Wc To Principal Bedroom
- Cellar Storage
- Attractive Plot with Gardens To Front, Side And Rear
- Internal Viewing Essential To Appreciate Style, Size And Layout
- EPC Rating D & Council Tax Band E



PROPERTY DESCRIPTION

Superb character cottage tucked away in a lovely plot position in the sought after village location of Dunton Bassett. Offering a wealth of charm and character it is presented to a high level throughout having recently been refurbished by the current owner. Viewing comes highly recommended to appreciate the style, layout and plot of this fantastic home. The property briefly comprises of a welcoming reception dining room with feature inglenook fireplace, exposed beams, dual aspect windows with shutters, feature flooring and access to the cellar. The rear light and airy living room enjoys views over the rear garden with windows to three sides, open fireplace, feature flooring. To the left of the property is a refitted breakfast kitchen with a range of base and wall units, integrated appliances, induction hob, oven and a pretty breakfast area with bespoke fitted furniture. There is a rear utility lobby with access to the rear and also the useful ground floor wc. To the first floor the landing leads to all three good size bedrooms and a family bathroom. The rear principal bedroom has built in wardrobes and also an en suite shower room. The second bedroom is a good size double with window to the front and the third also benefits from fitted wardrobe space. The property has some lovely features including latch doors, beams, window shutters and feature flooring which gives it a real homely feel. Externally the property is set back from the road and accessed via a hand gate from Mount Road leading to the delightful front and side garden areas. There is a side gate to the rear garden which is also accessed from Bennetts Hill via rear gated access providing off road parking. The mature rear garden offers a high degree of privacy with lawn, gravel pathway, large brick garden store with home office potential. EPC rating D and Council tax is band E.



ROOM DESCRIPTIONS

Reception Dining Room

16' 3" x 13' 8" into fireplace (4.95m x 4.17m)

Rear Living Room

16' 3" x 12' 9" (4.95m x 3.89m)

Breakfast Area

8' 10" x 6' 2" (2.69m x 1.88m)

Kitchen Area

10' 4" x 7' 7" (3.15m x 2.31m)

Utility Lobby

Cloaks/Wc

Landing

Bedroom

13' 10" to front of robes x 13' 4" red to 7'3"
(4.22m x 4.06m)

En Suite Shower Room/Wc

Bedroom

15' 3" max into rec x 10' 3" (4.65m x 3.12m)

Bedroom

14' 4" to front of wardrobe x 6' 2" (4.37m x
1.88m)

Family Bathroom

External

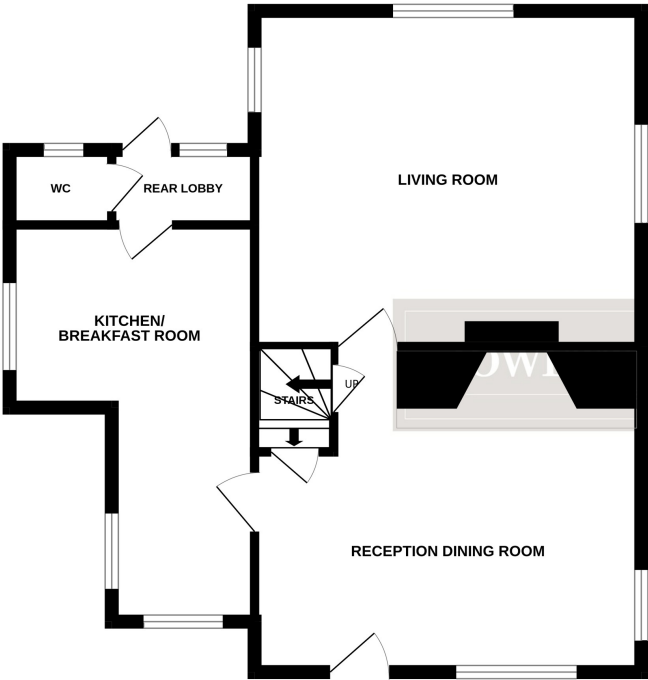
Garden Store

15' 3" x 12' 7" (4.65m x 3.84m)

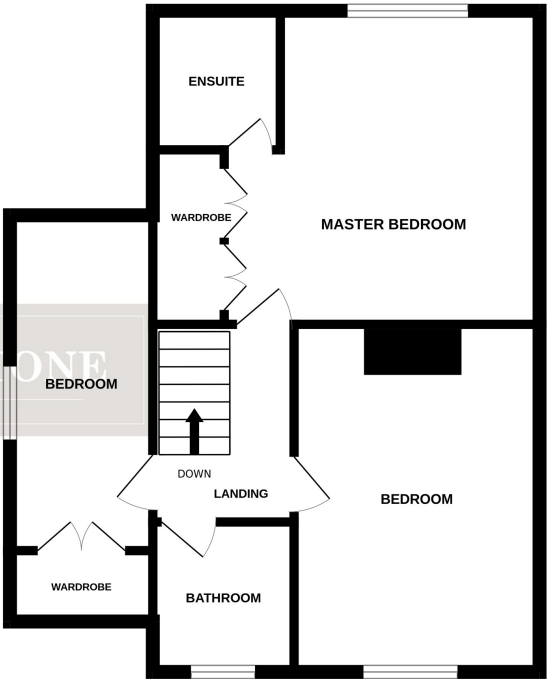
Rear Garden



GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	