

JAMES SELICKS

2 CHURCH LANE

DUNTON BASSETT
LUTTERWORTH
LE17 5JX

GUIDE PRICE £499,950



Offered to the market with **NO UPWARD CHAIN**, this spacious, three bedroom detached family home has granted planning permission for a single-storey rear extension and loft conversion incorporating a new roof.

Significantly improved and individually styled by the current owners, the house combines generous, well-planned accommodation with some particularly impressive contemporary finishes. Planning permission was granted by Harborough District Council under reference 25/01141/FUL on 21 October 2025, with development required to commence within three years of the decision date. This provides an exciting opportunity for a purchaser wishing to further enlarge and enhance the existing accommodation.

Spacious detached family home • **approx internal floor area of 1,681 sq ft, plus garage** • impressive sitting room with media wall • separate dining room • conservatory • home office • principal suite with walk-in dressing room • en-suite • two further bedrooms • family bathroom • generous plot with ample off-road parking • single garage • good-sized rear garden • **PP granted for rear extension & loft conversion** • **no upward chain** • EPC - D

Location

Dunton Bassett is a desirable thriving south Leicestershire village with a strong sense of community and good local amenities, with particularly good access to road networks and local centres of employment as well as a 50-minute high speed train service to London Euston accessed from Rugby station (approx. 11 miles away).

Accommodation

The property is entered via a contemporary front door with full-height glazed panels to either side, opening into a welcoming entrance hall with panelled walls, housing the staircase to the first floor and at the far end, a useful cloakroom with a two piece suite. The sitting room is a particularly attractive reception room, with a window to the front elevation, decorative wall panelling and a contemporary media wall incorporating an electric fire. A separate home office with windows to the front and side has been thoughtfully fitted with bespoke cabinetry incorporating a desk, shelving and storage, creating an excellent dedicated workspace.

The breakfast kitchen has a window overlooking the rear garden and a door to the side. It is fitted with a good range of eye and base level units and drawers with preparation surfaces, a one-and-a-quarter bowl sink and drainer, twin Stoves ovens and a four-ring gas hob. There is plumbing and space for appliances, a wall-mounted Vaillant boiler, tiled flooring and inset ceiling spotlights. The dining room provides further reception space and has French doors opening into the conservatory, which overlooks and provides access to the rear garden and completes the ground floor accommodation.

To the first floor is a galleried landing with a window to the front, panelled walls, an airing cupboard and loft access. The principal bedroom suite is a standout feature of the property. The generous bedroom has a window to the front and opens into a substantial walk-in dressing room, beautifully fitted with bespoke wardrobes providing hanging space, shelving and drawers, together with a full-height mirror and contemporary column radiator. The adjoining en-suite wet room has been finished to an impressive standard, with contemporary sanitaryware and a generous walk-in shower with rainfall fitting and glazed screen, complemented by stylish tiling and black fittings. There are two further bedrooms (one overlooking the front and the other enjoying views to the rear, across rooftops and towards open countryside beyond) which are served by a family bathroom with a four-piece suite.







Outside

The property is set back from Church Lane behind a gravelled driveway providing ample off-road parking, leading to a brick-built single garage with an electric up-and-over door. Wrought iron gates and fencing provide access to useful bin storage and the rear garden which is of a good size and currently offers a combination of paved patio, lawn, gravelled pathways and established boundaries, together with a water feature and useful brick-built outbuilding. The garden provides plenty of scope for landscaping whilst also forming the setting for the approved extension.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None. **Local Authority:** Harborough District Council, **Tax Band:** F

Services: All mains services, gas-fired central heating and a water meter.

Broadband delivered to the property: Unknown.

Construction: Believed to be Brick and block cavity wall.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Planning: Harborough District Council Planning Permission granted (reference 25/01141/FUL) development required to commence within 3 years of the decision date. The approved scheme comprises a single-storey rear extension and loft conversion including a new roof, with the permission specifically requiring materials including brickwork to match the existing dwelling and an antique-slate-coloured clay plain-tile roof to the main house.

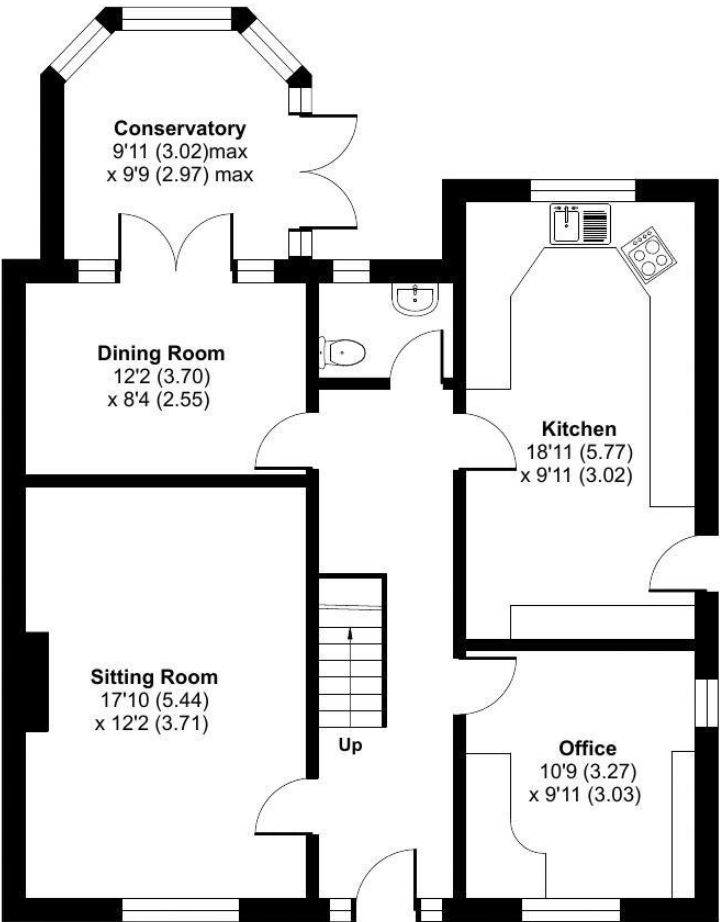




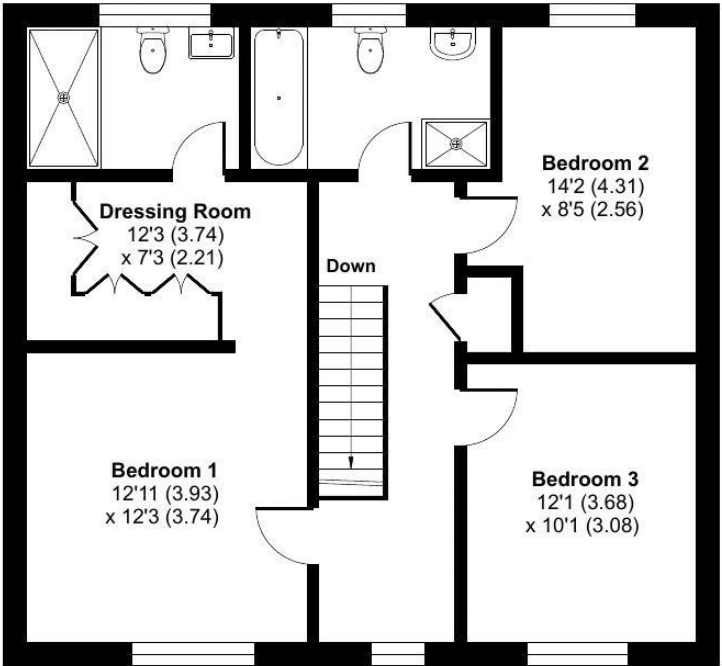


Church Lane, Dunton Bassett, LE17

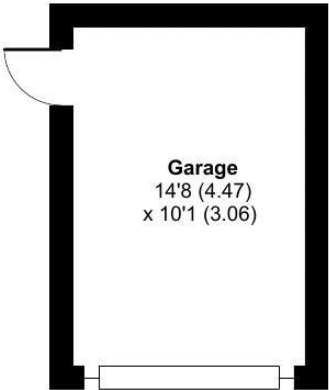
Approximate Area = 1681 sq ft / 156.1 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1829 sq ft / 169.8 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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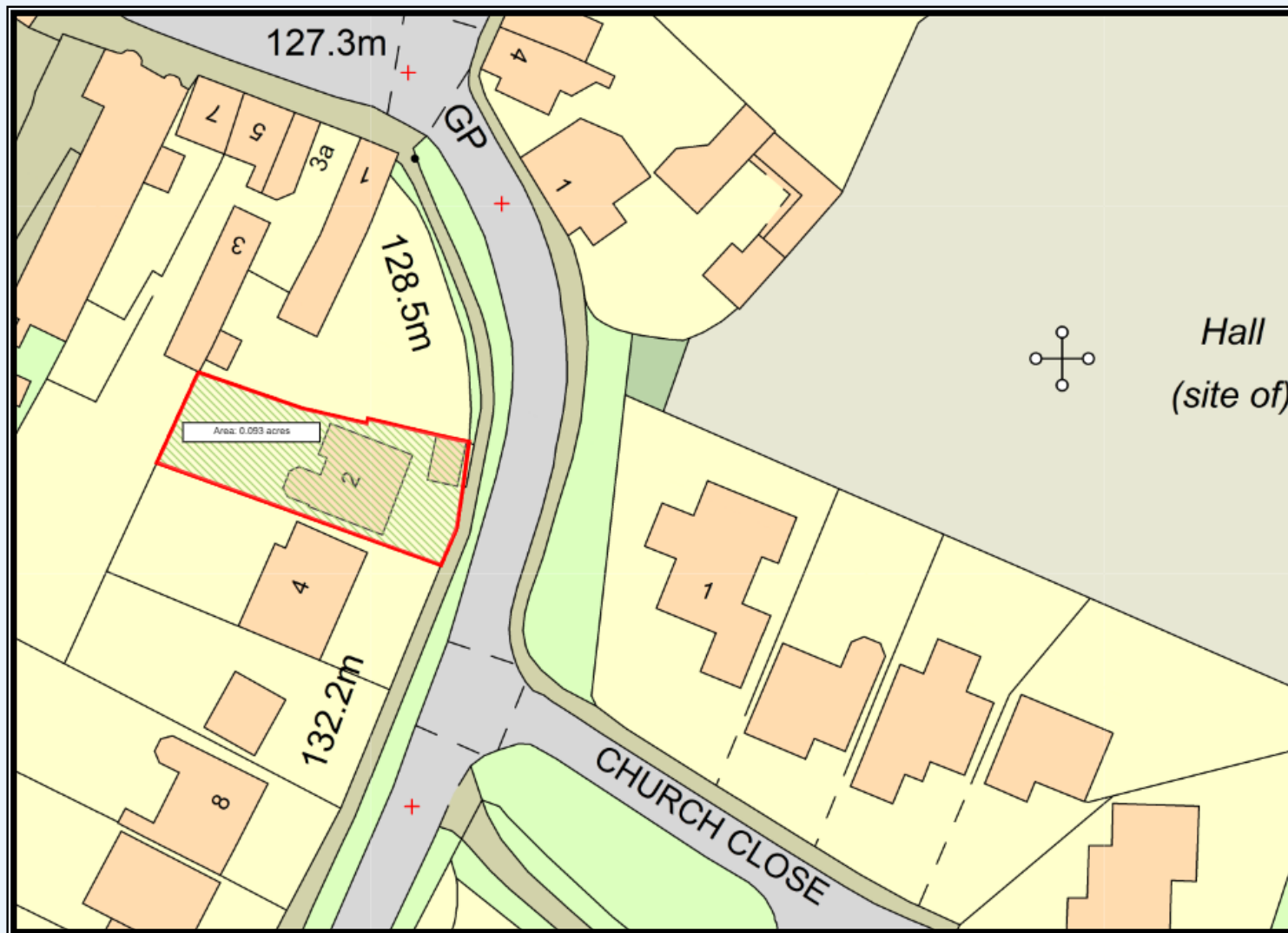
2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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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.



2 Church Lane
Dunton Bassett, Lutterworth
LE17 5JX

Plot : approximately 0.093 acres