



Lutterworth Grange
Leicester Road | Lutterworth | Leicestershire | LE17 4LX

LUTTERWORTH GRANGE

Lutterworth Grange was renovated into this incredible home in 2016. The modern design and character is stunning. The centre piece being the 70ft plus, open plan living accommodation.



KEY FEATURES

Accommodation summary

Ground Floor

Upon entering this exceptional home, you are immediately greeted by a wonderful sense of space and light. The welcoming entrance hall features a bespoke oak and glass staircase rising to the first floor, setting the tone for the thoughtful craftsmanship found throughout.

To the left of the hall lies a charming snug—also suitable as a fifth bedroom—bathed in natural light from windows on three sides and offering direct access to the front of the home. With its vaulted ceiling and exposed beams, this room offers a peaceful retreat from the main living areas.

The heart of the home is undoubtedly the vast open-plan kitchen, dining and living space, stretching over 70 feet in length and offering a seamless blend of style and functionality. Underfloor heating flows throughout the ground floor, ensuring comfort in every corner. This contemporary space is cleverly zoned to create distinct yet connected areas for cooking, dining, and relaxing. With vaulted ceilings, exposed brickwork, solid wood worktops, and integrated appliances, the design perfectly balances modern living with rustic charm. French doors, along with two further sets of doors, open out onto various patio areas, drawing the outside in and providing perfect spaces for entertaining.

The East Wing of the barn houses a practical laundry/boot room, a stylish four-piece family bathroom, and three generously proportioned double bedrooms—all enjoying delightful countryside views. The guest suite on this level is particularly noteworthy, featuring a walk-in wardrobe and a private en-suite shower room.













SELLER INSIGHT

“ When I first discovered this home, it was the open-plan living and generous plot that immediately drew me in. Set on the peaceful outskirts of Lutterworth, the location offered the best of both worlds—beautiful countryside surroundings, yet with all the conveniences of town life just minutes away.

One of my favourite features has always been the sense of space and light throughout. The open-plan design creates a wonderful flow, ideal for both everyday living and entertaining. The principal suite is particularly stunning—spacious, serene, and a true retreat at the end of the day.

Although the property was already beautifully presented when I purchased it, I've made several enhancements to suit my lifestyle and tastes. Most notably, I installed a sleek, ultra-modern kitchen, which now acts as the stylish heart of the home. Outdoors, the gardens have been thoughtfully landscaped to create inviting and private areas for relaxation and entertaining—there are two garden spaces, both wonderfully secluded.

This home has played host to countless family gatherings and celebrations. Its layout lends itself beautifully to entertaining, with plenty of room for guests to mingle, dine and enjoy. It's a house that brings people together effortlessly.

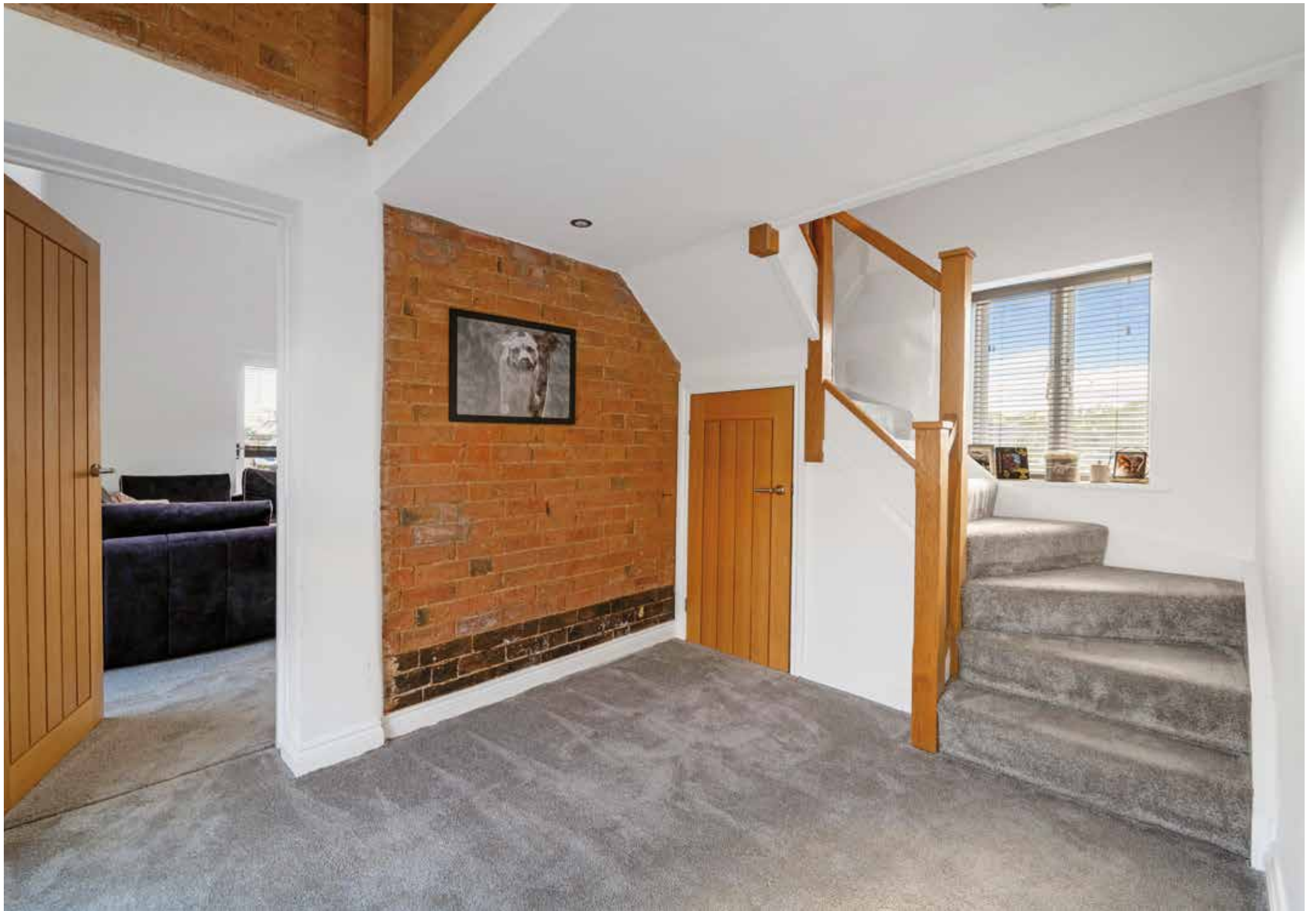
The surrounding community is another reason I've cherished my time here. Having lived in the area all my life, I can truly say it has a welcoming, neighbourly atmosphere. It's also remarkably well-connected—I travel frequently for work, and the central location means commuting in any direction is straightforward.

Lutterworth itself has much to offer. From charming local shops to a good selection of restaurants and traditional pubs, it's a town with real character. For those who enjoy an active lifestyle, Lutterworth Golf Club is just a stone's throw away, offering a perfect way to unwind close to home.

Daily life here is enriched by the setting. The views and natural light give the impression of countryside living, while amenities remain within easy reach. From dawn until dusk, the home is bathed in light, adding to the calm, uplifting ambience that flows throughout.

To the future owners, I would simply say: embrace everything this home has to offer. Enjoy the open spaces, both inside and out. It's a home that enhances everyday life and invites you to create lasting memories. For me, it has been a truly wonderful place to live.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



First Floor

Occupying the entire first floor, the principal bedroom is a sanctuary of tranquillity and grandeur. Exposed brick pillars and impressive vaulted ceilings with original beams create a dramatic yet calming atmosphere. To the rear of the room, a door leads into a beautifully appointed en-suite bathroom, which in turn flows through to a bespoke walk-in wardrobe with extensive built-in storage.











Outside

Set within grounds extending to just over 0.75 of an acre, this remarkable home enjoys complete privacy and an abundance of outdoor space. The formal gardens wrap around the property and are mainly laid to lawn, interspersed with several raised decked terraces ideal for alfresco dining or peaceful reflection. Ample parking is available for approximately ten vehicles, and planning permission has already been granted for a triple garage with an annexe or additional accommodation above—offering even greater flexibility for future owners.







LOCATION

Nestled in the heart of the South Leicestershire countryside, the vibrant market town of Lutterworth offers an excellent quality of life, blending rural charm with modern convenience. The town boasts a great selection of everyday amenities including shops, cafés, and a leisure centre, as well as both primary and secondary schooling—making it a popular choice for families.

For a wider choice of shopping, dining, and entertainment, the historic city of Leicester lies just to the northeast, while the nearby towns of Rugby, Leamington Spa, and Warwick also offer superb cultural and educational opportunities. Renowned independent schools such as Oakham, Uppingham, Oundle, and Rugby are all within reach, adding to the appeal for families seeking top-tier education.

Lutterworth is particularly well connected, with excellent road links and access to high-speed rail services from Rugby, Market Harborough, and Leicester, providing swift journeys to London and beyond. Whether you're commuting, exploring the countryside, or simply enjoying life at a gentler pace, Lutterworth is a wonderful place to call home.



INFORMATION

Services, Utilities & Property Information

Property Construction - Standard - Brick & Slate.

Electricity Supply - Mains Electrical Supply.

Water Supply - Mains Water Supply.

Drainage & Sewerage - Septic Tank. There will be maintenance costs involved- please speak with the agent for further information.

Heating - Mains Gas Central Heating.

Broadband - 4G and some 5G Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - FTTC mobile signal is available in the area. Predicted highest available download speed 32 Mbps and highest available upload speed 6 Mbps - we advise you to check with your provider.

Parking - Ample parking is available for approximately 10 vehicles.

Directions - Postcode: LE17 4LX

What Three Words: ///lobbed.condition.homes

Local Authority - Harborough District Council

Council Tax Band - G

Viewing Arrangements

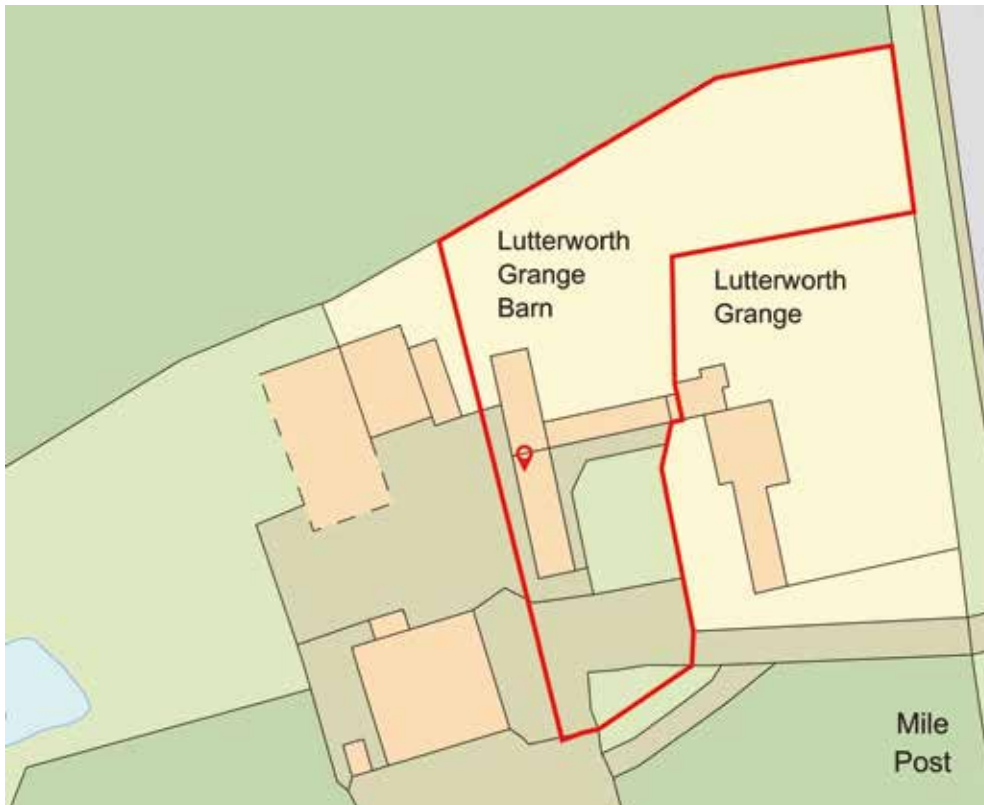
Strictly via the vendors sole agents Fine & Country on Tel Number 0777 337 2667

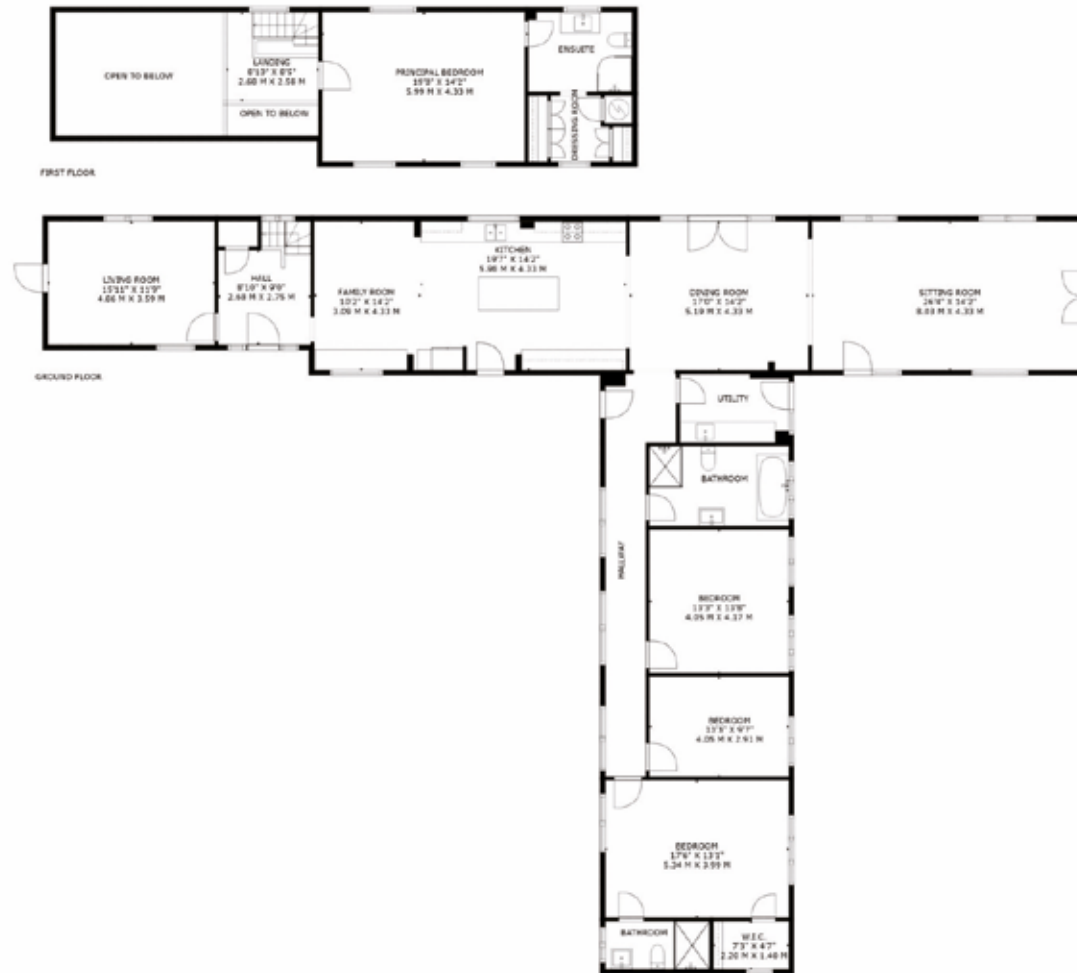
Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only





GROSS INTERNAL AREA: 2828 sq ft, 263 m²
OPEN TO BELOW & LOW CEILINGS: 223 sq ft, 20 m²

OVERALL TOTALS: 3051 sq ft, 283 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



GRAHAM LEE

PARTNER AGENT

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With nearly two decades of experience in the estate agent industry, I have cultivated expertise primarily within the Warwickshire, Leicestershire, and Northamptonshire regions. Recognizing the significance of bespoke marketing strategies and exceptional service standards, I am dedicated to maximizing the value of properties within Fine & Country's portfolio. My profound understanding of the local market landscape is unparalleled, and I attribute my achievements to unwavering dedication and resolute commitment to facilitating my clients' aspirations.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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