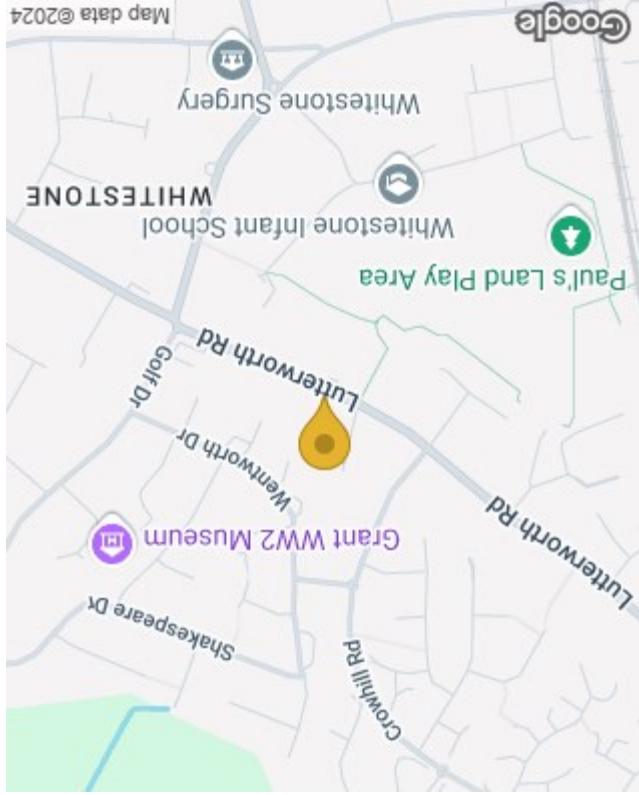




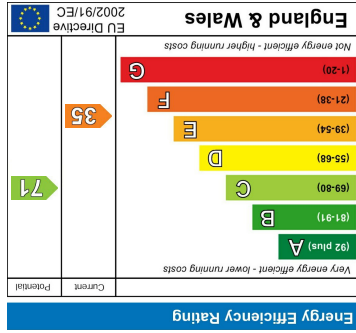
144 Lutterworth Road  
Nuneaton, CV11 6PE  
Guide Price £650,000

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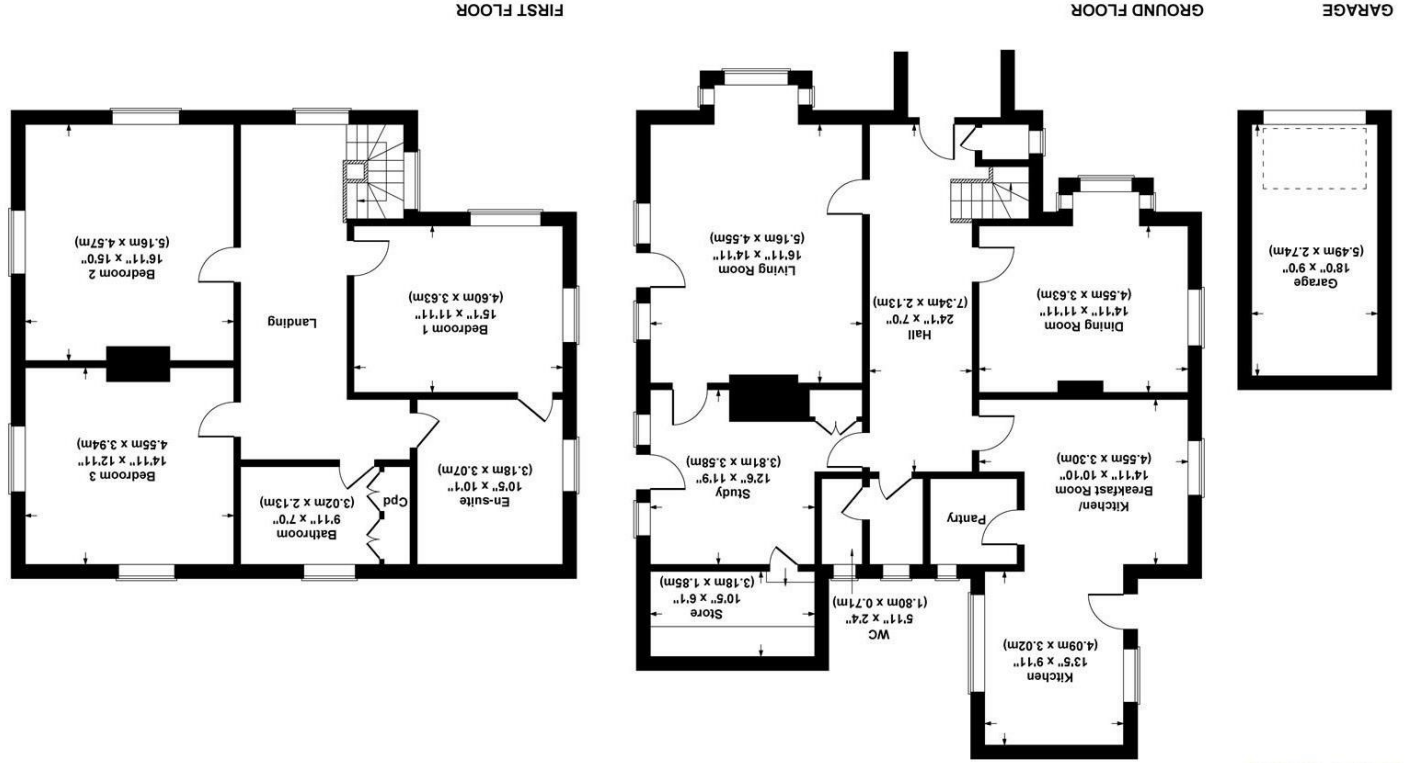
Area Map



Energy Efficiency Graph



**Lutterworth Road**  
Approximate Area = 2491 sq ft / 231.4 sq m  
Garage = 162 sq ft / 15.0 sq m  
Total = 2653 sq ft / 246.4 sq m



Floor Plan

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



144 Lutterworth Road

Nuneaton, CV11 6PE

This is a rare opportunity to acquire an eye-catching, detached property located on the desirable Lutterworth Road. Set back from the thoroughfare and secluded by an array of mature trees, this mock Tudor-style house comes to the market with no upwards chain. The current occupiers, who have lovingly cared for the property for over 45 years, are reluctant sellers. With its vast grounds, this impressive house would make a beautiful family home and offers huge development potential subject to the necessary consents.

Constructed in 1929, the property was designed by a prize-winning architect in the distinctive Arts and Crafts style. Built with a brick and render finish, it features a thatched roof, a characteristic mirrored by the matching detached garage. The property is rich in history and was once considered the most expensive property in the borough when sold in 1979. The house and gardens have been the venue for many splendid garden parties and previously boasted a tennis court and two viewing lawns. The original servant bells remain intact, adding a unique touch to the property. Other features include oak wooden timbers used for cosmetic design, high ceilings with decorative plaster corning and ceiling roses in all three reception rooms, and leaded windows. Although the property



requires some updating, it offers the opportunity to be either completely modernised or lovingly restored.

Upon entering through the decorative porch, you are welcomed by a spacious entrance hallway. To the front elevation, there is a pleasant living room with delightful views of the front and side gardens. There are two further reception rooms: one used as a dining room and the other as a study. The large extended breakfast kitchen is located at the rear of the house and comes equipped with an AGA cooker and a walk-in pantry. Additionally, there is a guest cloakroom and a storeroom, which was originally an air raid shelter.

