



72 Leaders Way, Lutterworth, Leicestershire, LE17 4YW

HOWKINS &
HARRISON

72 Leaders Way, Lutterworth,
Leicestershire, LE17 4YW

Guide Price: £325,000

A delightfully presented semi-detached property, constructed by Bellway Homes. The property benefits from spacious accommodation over three floors with three generous double bedrooms and a well-equipped kitchen/breakfast room.

Features

- Three-storey living
- Sought-after Lutterworth location
- Beautifully presented throughout
- Attractive sitting room
- En-suite to the master bedroom
- Integrated appliances
- Enclosed rear garden
- Ample off-road parking
- Detached single garage
- EPC rating - B



Location

Lutterworth is a pretty market town just seven miles north of Rugby in the Harborough district of Leicestershire. It offers great access to the road network including the M6/A14, M1, M69 and the A5, as well as the Magna Park distribution centre. It is 15 miles south of Leicester and 1 mile from M1 junction 20. The town offers many amenities including an abundance of shops, ranging from independent retailers to national chains, and supermarkets, including Morrisons and Waitrose. There are numerous restaurants, pubs and wine bars and a number of hotels including a traditional coaching inn. The schooling in Lutterworth is very popular and the property is located within walking distance of a number of highly regarded schools including Lutterworth College and Lutterworth High School.



Ground Floor

The property opens to an entrance hall via a part glazed composite front door. There are stairs rising to the first floor from the hallway and a downstairs cloakroom with small pedestal washbasin and low-level flush toilet with a small, frosted window to the front aspect. From the hallway there is the kitchen/breakfast room which is well-equipped with attractive tiled flooring and a range of contemporary units, incorporating ample cupboards and drawers. Fitted appliances include a Hotpoint hob and oven, plus integrated fridge, freezer, and dishwasher. It also benefits from an extractor fan and stainless steel splashback. From the kitchen is the main sitting room lit by windows and patio doors overlooking the south facing garden. Within, there is also access to a spacious downstairs storage space.

First and Second Floors

Stairs rise to first floor landing with doors to two generous double bedrooms, the family bathroom, storage cupboard, and stairs rising to second floor. The bathroom is fitted with a white three-piece suite, including wash hand basin, WC, and bath with electric Aqua Lisa shower over. Bedroom two is extremely spacious and boasts two rear aspect windows overlooking the delightful garden. The generous third bedroom is lit by a window to the front aspect.

A small landing gives access to the master bedroom of an extremely generous size. This room features a vast range of built-in wardrobes with sliding mirrored doors, as well as an en-suite shower room with WC, wash hand basin, and shower enclosure.

Outside

To the side of the property a tarmac driveway extends to the side of the property and provides ample off-road parking plus access to a detached single garage. The main gardens are situated to the rear of the property, a large section of this has laid to lawn with a small picket fence in front. The garden is extremely private and fully enclosed by timber fencing with mature trees framing the garden at the rear. There is a space at the rear of the garage, accessible from the garden via pedestrian door, for a shed.

Viewing

Strictly by prior appointment via the selling agent Howkins & Harrison. Contact 01455 559203.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Harborough District Council 01858 828282.
Council Tax Band – D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



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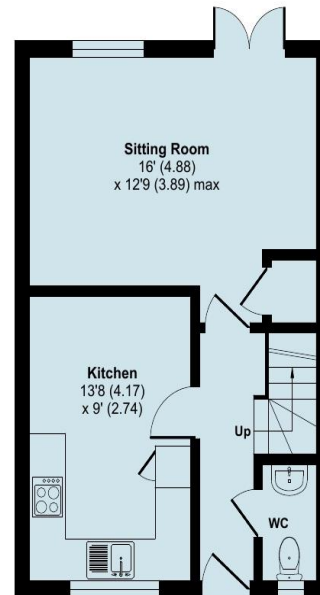
Approximate Area = 1091 sq ft / 101.3 sq m

Garage = 204 sq ft / 18.9 sq m

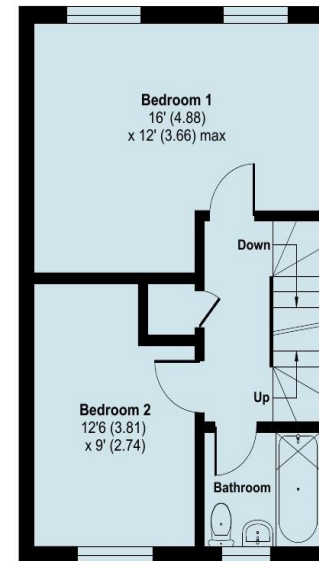
Outbuilding = 55 sq ft / 5.1 sq m

Total = 1350 sq ft / 125.3 sq m

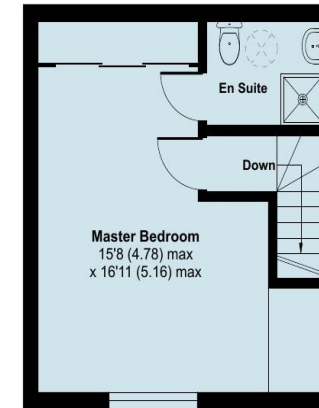
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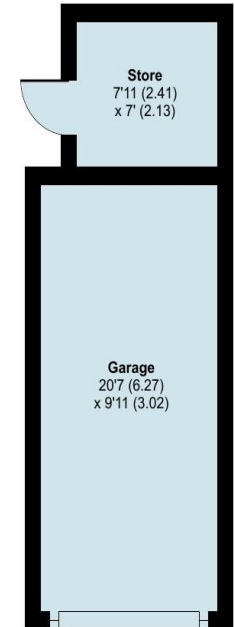
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Howkins & Harrison. REF: 978499

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