



30 Pine Close, Lutterworth, Leicestershire, LE17 4UT

HOWKINS &
HARRISON

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Leicestershire, LE17 4UT

Guide Price: £365,000

A beautifully presented and well-proportioned four-bedroom detached family home. This wonderful home is located in a desirable cul-de-sac and benefits from off-road parking, integral garage and conservatory.

Features

- Cul-de-sac location
- Four generous bedrooms
- Lounge & separate dining area
- Kitchen & utility area
- Tastefully decorated throughout
- Conservatory
- Integral garage
- Rear garden
- Walking distance to the shops
- Energy Rating- D



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.

Outside

The property is located down a small-cul-de-sac and benefits from off-road parking for multiple cars, and an integral, single garage with power and light. Access to the side of the property leads to the rear garden. The rear garden is mainly laid to lawn with gravelled seating areas allowing you to follow the sun throughout the day.



Ground Floor

The property is entered into the hallway with doors through to the WC, living room, and stairs rising to the first floor. The living room has been tastefully decorated in neutral tones and is a generous size with a bay window to the front aspect. An opening leads through into the dining area which opens up into the conservatory with tiled flooring and UPVC windows and patio doors. From the dining area, is also a door to the kitchen/breakfast room. The kitchen is fitted with a range of wall and base units with complementing work surfaces over. There is a window to the rear aspect allowing for plenty of natural light. The kitchen is fitted with a range of appliances to include an oven and grill, four-ring gas hob, one and a half sink with drainer and mixer tap. There is space and plumbing for a dishwasher. From the kitchen is a door leading to the utility area and a further door leading to the side of the property, giving access to the garden.

First Floor

The stairs rise to the first-floor landing with doors to the four bedrooms and family bathroom. Bedrooms three and four are generous single bedrooms, both with large windows. Bedroom two is a generous double with a window to the front aspect. The master bedroom has been tastefully decorated and features a large window to the rear aspect, overlooking the garden. The family bathroom features a three-piece suite with a panelled bath with shower over, a pedestal basin and a WC.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

Fixtures and Fittings

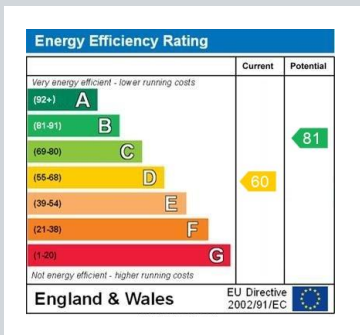
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

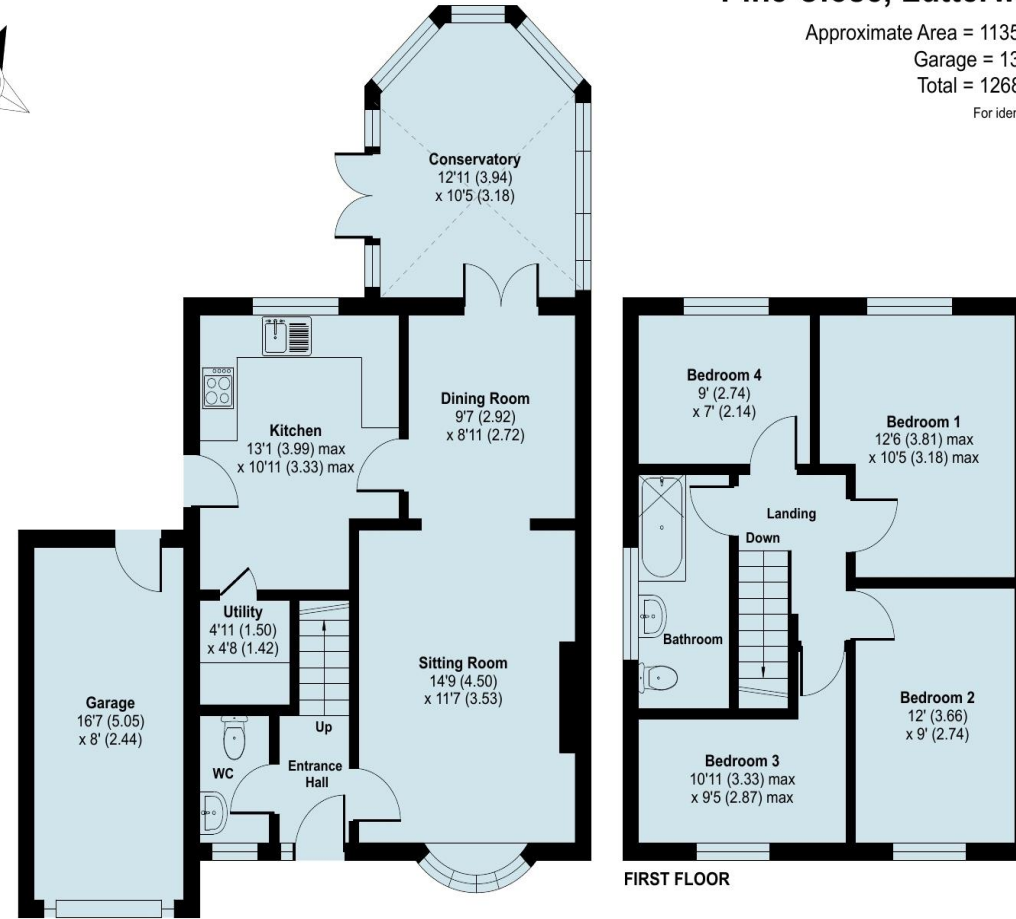
Harborough District Council 01858 828282.
Council Tax Band – D



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Approximate Area = 1135 sq ft / 105.4 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1268 sq ft / 117.7 sq m

For identification only - Not to scale



Certified Property Measurer

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Howkins & Harrison. REF: 1049314

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.