



Elizabeth House, 47 High Street, Lutterworth, Leicestershire, LE17 4AY

HOWKINS &
HARRISON

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Lutterworth,
Leicestershire,
LE17 4AY

Guide Price: £300,000

A substantial three storey property, formerly being used as offices, having been granted planning permission for change of use to a residential dwelling. The property could therefore offer five/six bedroomed accommodation, with a generous rear garden, in the heart of Lutterworth town centre.

Features

- Town centre location
- Two potential reception rooms
- Five spacious bedrooms with scope to create a sixth
- Potential to include an en-suite to the principal bedroom
- Basement/cellar
- Gas central heating
- Double glazing
- Generous rear garden
- No onward chain



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 and Basement

The property opens into an entrance hall, with door leading through into a family room which could also be used as a dining room, with an exposed brick-built feature fireplace and stairs leading down to a large basement/cellar. To the rear of the family room is a lounge with large window, flooding the room with natural light and providing views over the rear garden. From here, a door gives access to a kitchen/diner which is partially fitted with a range of eye and base level units with worktop and sink with drainer. There are wooden ceiling beams and an exposed brick-built feature fireplace. A door to the side leads to the outside.

First and Second Floor

To the first floor there are three potential bedrooms with a further two on the second floor, all of which are of a generous size. The principal bedroom has scope to include an en-suite. Bedroom 4 to the first floor is extremely generous and has the potential to create either an additional bedroom or a study/home office. There are currently two separate cloakrooms to the first floor which have the potential to convert into a family bathroom.

Outside

To the rear is a paved patio area, ideal for outdoor dining and entertaining, with steps leading up to the generously sized rear garden which is fully enclosed by timber fencing and is mainly laid to lawn. Free unrestricted street parking is available on Stoney Hollow, opposite the property, with various pay and display car parks in the town centre.

Viewing

Strictly by prior appointment via the selling agent
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 – TBC.

Awaiting EPC.



Howkins & Harrison

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