



59 Coventry Road, Lutterworth, Leicestershire, LE17 4QF

HOWKINS &  
HARRISON

59 Coventry Road,  
Lutterworth,  
Leicestershire, LE17 5QF

Guide Price: £300,000

A three bedroom semi detached property with garage and parking, within walking distance of the facilities of Lutterworth town centre. Offered for sale with no onward chain.

#### Features

- Popular residential location
- Close to the town centre and all its amenities
- Kitchen/diner
- Newly fitted Shaker style kitchen
- Downstairs cloakroom
- Three bedrooms, two of which are doubles
- Recently fitted bathroom
- Garage
- Off-road parking
- No onward chain



## Location

Lutterworth is a pretty market town 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. The town offers many amenities including an abundance of shops, ranging from independent retailers to national chains, and supermarkets, including Morrisons, Waitrose and Aldi. 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

A UPVC door leads to a useful porch, with ceramic tiled flooring. A further door provides access to the entrance hall which is fitted with wood effect laminate flooring. Stairs, with storage cupboard below, rise to the first floor and doors lead to the ground floor accommodation, which includes a downstairs cloakroom fitted with a WC and wash hand basin. The sitting/dining room overlooks both the front and rear aspect with the focal point of the room being a coal effect gas fireplace with cream marble surround and hearth. A French doors from the dining area provides access to the rear garden and a picture window affords plenty of natural light. The kitchen/breakfast room is fitted with a range of grey shaker style wall and base units, including pan and cutlery drawers with

complementary wood effect work surfaces over. There is Metro style tiling and fitted appliances include a Lamona gas hob, with extractor fan over and Bosch double oven. A breakfast bar separates the kitchen from the dining area which also has a further UPVC door leading to the rear garden. Off the kitchen is a utility area, from which the garage can be accessed. A further cupboard makes an ideal pantry or storage area.

## First Floor

The first floor galleried landing has doors leading to three bedrooms and the family bathroom along with an airing cupboard which houses a glowworm boiler. Two bedrooms overlook the front aspect, and one bedroom overlooks the rear elevation. The family

bathroom is fitted with white suite, comprising of a pedestal wash hand basin, WC and a bath with a glass and chrome shower screen and electric shower over. Fully tiled to the walls with laminate wood effect flooring.

## Outside

The front of the property is enclosed by a low-level brick wall through which, the pebbled gravelled driveway is accessed and provides parking for vehicles in front of a single garage. The front garden is of particularly low maintenance with a picket fence to one side. A paved path leads to a side gate which provides access to the rear garden, which is mainly laid to lawn with a paved patio which runs the full length of the property and is enclosed by close board fencing.

## Viewing

Strictly by prior appointment via the selling agents. Contact 01455-559203.

## Fixtures and Fittings

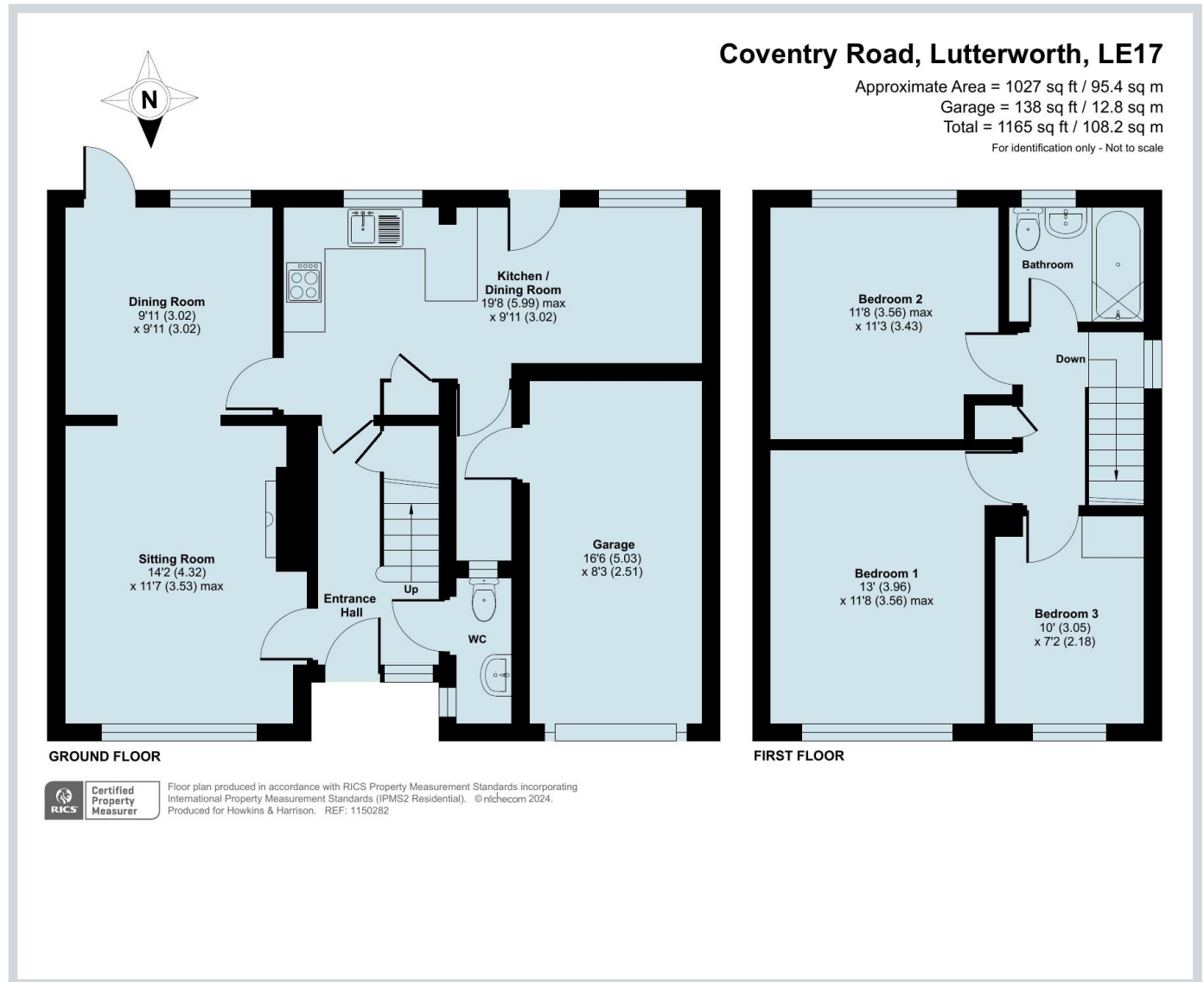
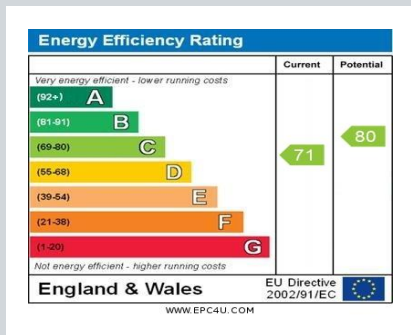
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – C.



## 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.



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