



35 Blakenhall Drive, Lutterworth, Leicestershire, LE17 4DN

HOWKINS &
HARRISON

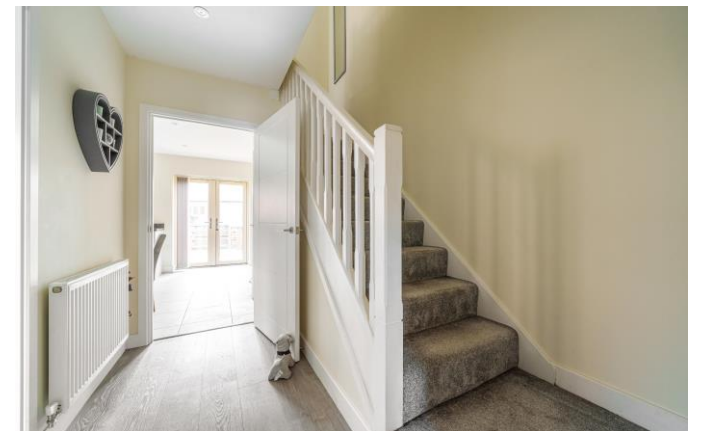
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Leicestershire, LE17 4DN

Guide Price: £320,000

Located on the edge of Lutterworth, close to Lutterworth Country Park, this delightful three bedroom semi-detached property boasts a master bedroom with en-suite and two reception rooms, offering ample space for comfortable living. The property's prime location, within walking distance to Lutterworth town centre, ensures easy access to local amenities. The open plan kitchen/diner is perfect for hosting gatherings, while the separate sitting room offers a peaceful sanctuary for relaxation. The enclosed rear garden provides a private oasis where you can unwind or entertain guests. With a garage and additional off-road parking, convenience is at your doorstep in this popular residential area. Benefits also include electric vehicle charging points.

Features

- Modern Family home
- Large Kitchen/diner
- Sitting room with French doors to garden
- Three bedrooms
- Family bathroom & en-suite
- Rear garden with patio
- Electric charging points
- Driveway parking
- Lovely location
- Energy 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 several highly regarded schools including Lutterworth College and Lutterworth High School.

Ground Floor

Step inside to a welcoming hallway with vinyl flooring that seamlessly flows through to the kitchen. The downstairs toilet is conveniently located to the right as you enter, complete with a front-facing window, grey tiled floor, and basin. The lounge, situated on the right-hand side of the hallway, boasts plush grey carpets and windows that flood the room with natural light from the side and front of the property. At the end of the hallway, you'll find the modern kitchen/diner with grey tiled flooring and glossy grey units.



This space includes an integrated oven, fridge freezer, and dishwasher, along with a gas hob and dual basin sink. Windows and French doors open onto a west-facing garden, offering picturesque views of the country park. Additionally, a storage cupboard under the stairs is accessible via the kitchen.

First floor

Ascend the staircase from the hallway, lined with plush grey carpets, leading to a spacious landing area. This level also includes a generous airing cupboard and loft storage, with carpeting throughout the upstairs. The master bedroom offers a serene retreat with a front-facing window and an en-suite. The en-suite is equipped with a shower, toilet, and basin, featuring grey and beige tiles and a front-facing window. The second bedroom is a comfortable double room with a rear-facing window that presents stunning views of the country park. The third bedroom also enjoys rear-facing views of the open fields and country park, providing a peaceful and picturesque setting. The family bathroom is beautifully designed with beige and grey tiles and includes a window to the side of the home. It features a WC, basin, bath with a shower head, and a separate walk-in shower.

Outside

The front of the property provides driveway access with parking for two vehicles. The rear garden is mainly laid to lawn and is partly enclosed by panel fencing and features a good sized patio area. There is a side gate which provides access to the driveway and front of property.

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

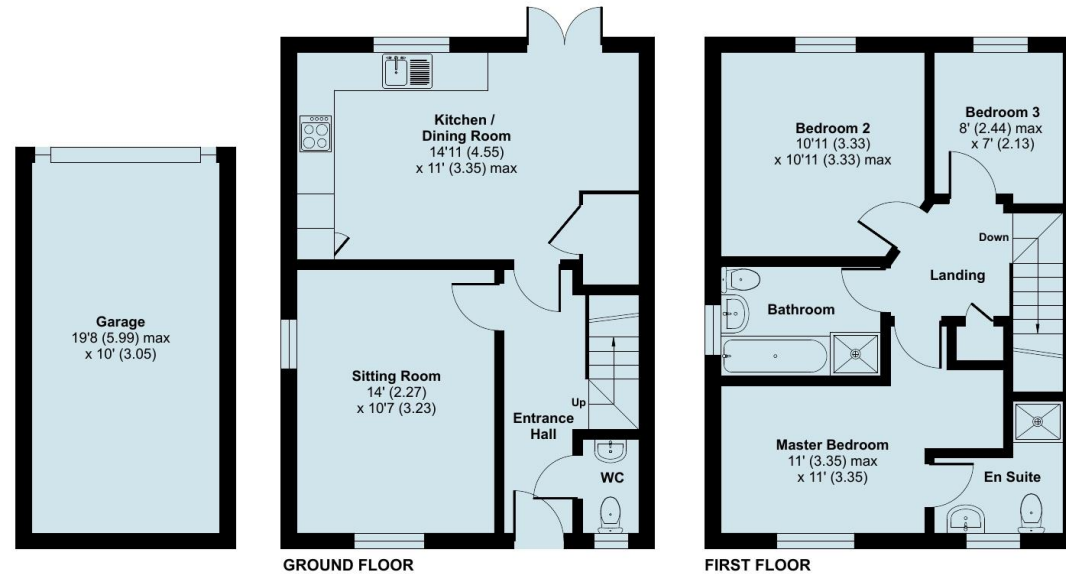
Harborough District Council. Tel:01858-828282.
Council Tax Band -E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(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.epcau.com			



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Approximate Area = 926 sq ft / 86 sq m
Garage = 197 sq ft / 18.3 sq m
Total = 1123 sq ft / 104.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Howkins & Harrison. REF: 1148682.

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.