



2 Rowan Drive, Lutterworth, Leicestershire, LE17 4SP

HOWKINS &
HARRISON

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Leicestershire, LE17 4SP

Guide Price: £340,000

Welcome to Rowan Drive, Lutterworth - A spacious four bedroom detached property that offers the perfect blend of space and convenience. Situated on a corner plot, the property boasts three generous reception rooms and four double bedrooms, providing ample space for a growing family. With off-road parking and a single garage, parking will never be an issue. One of the highlights of this property is its prime location - just a short stroll away from Lutterworth town centre, giving easy access to all the local amenities, shops, supermarkets and restaurants.

Features

- Close to Lutterworth town centre
- Walking distance to the shops and Lutterworth's local amenities
- Four double bedrooms
- Three reception rooms
- Modern fitted kitchen
- Utility area
- Downstairs cloakroom
- Enclosed rear garden
- Off road parking
- Single garage
- Gas Central Heating
- No upward 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

From under a covered storm porch, the property opens into a spacious entrance hall, with stairs rising to the first floor and doors leading to the ground floor accommodation, along with useful understairs storage cupboards and a downstairs cloakroom, fitted with a wash hand basin and WC. There are three generous reception rooms to the ground floor, two of which are located to the front, one currently used as a study/home office, and the other a dining room. The sitting room, located to the rear aspect, has a large window affording plenty of natural light and a fireplace with gas fire and wooden surround, providing a focal point to the room. A door leads through into a good-sized kitchen/breakfast room with utility area off. The kitchen is fitted with a range of white shaker

style base and eye level units with complementary wood effect work surfaces over. There is useful wooden shelving, a full height fridge/freezer housing unit and storage cupboard, with fitted appliances to include a single oven and a four ring electric hob with extractor fan above. There is ample space for white goods in both the kitchen and utility area. A window overlooks the garden and a door provides access to the outside.

First Floor

The first floor landing has doors leading to four double bedrooms and the family bathroom. Bedrooms one and two are located to the front of the property whilst bedrooms three and four are situated to

the rear, benefitting from views over the garden. The bathroom comprises of a panelled bath with shower over, pedestal wash hand basin and a WC, finished with wood effect flooring and tiling to the water sensitive areas. A Worcester Bosch central heating boiler is located in the landing cupboards.

Outside

The property is situated on a corner plot, with a lawned area to the front and side. A driveway provides off-road parking in front of the single garage. To the rear is a fully enclosed garden laid to lawn.

Viewing

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

Fixtures and Fittings

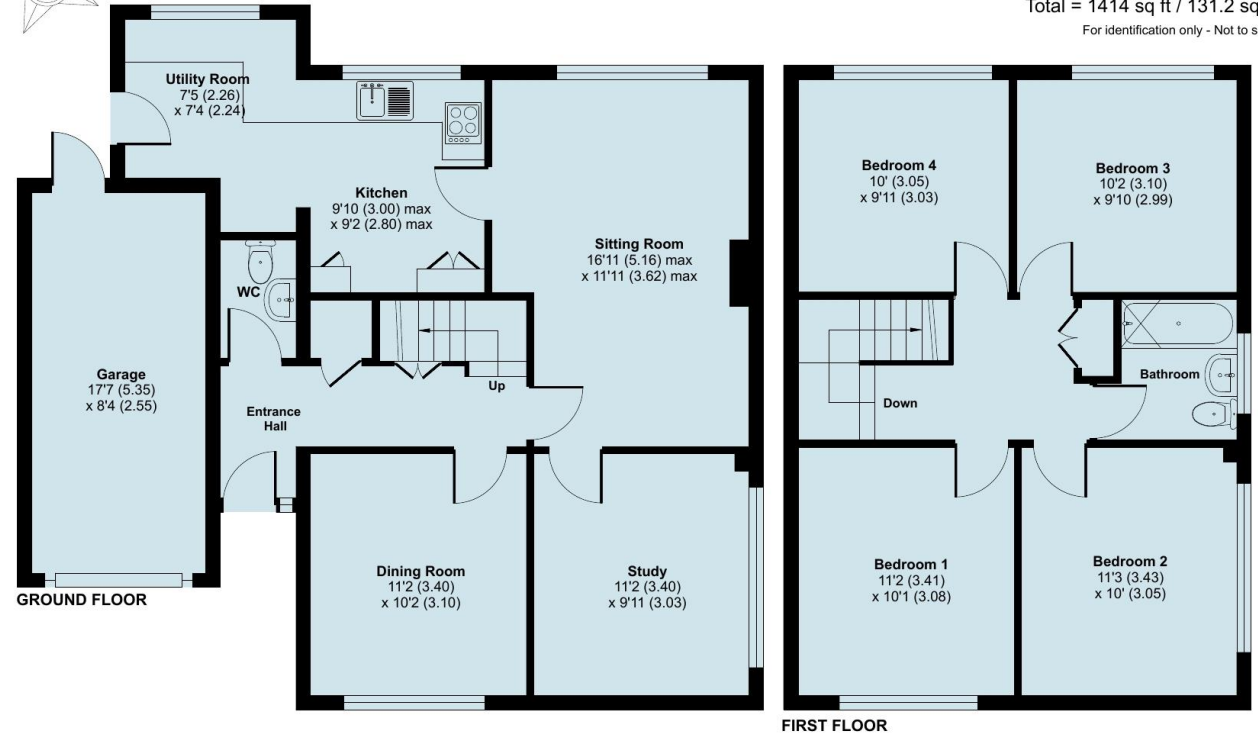
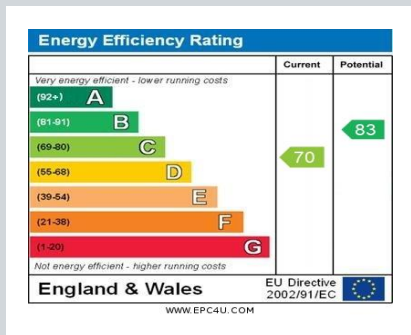
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – D.



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Approximate Area = 1273 sq ft / 118.2 sq m

Garage = 141 sq ft / 13 sq m

Total = 1414 sq ft / 131.2 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). © nchecon 2024. Produced for Howkins & Harrison. REF: 1187859

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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.