



46 Regent Street, Lutterworth, Leicestershire, LE17 4BD

HOWKINS &
HARRISON

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Lutterworth,
Leicestershire,
LE17 4BD

Guide Price: £235,000

46 Regent Street is a detached three bedroom property previously used as part commercial; part residential, situated in the heart of Lutterworth town centre. The property is an ideal investment or renovation opportunity.

Features

- Town centre location
- Three bedrooms
- Two reception rooms
- Cellar
- Kitchen/breakfast room
- Courtyard
- Potential to improve
- A large attic deal for conversion (STPP)



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

Access to the property can be gained via Regent Street. A wooden door opens into a spacious reception room/sitting room which includes high ceilings and coving to the ceiling, with the focal point being an open fireplace with a wooden surround. The room benefits from a large bay window to the front aspect and two windows to the side aspects, affording the room plenty of natural light. The property benefits from recently installed double glazed UPVC windows to the sides facing the roads. A door leads through into the inner hallway, with stairs rising to the first floor and the cellar, which can be accessed via the door under the stairs. A further door leads into a second reception room (which could be used as a dining room), which benefits from an open fireplace with a brick surround and slate hearth. There are windows to the side aspects and built-in storage cupboards with original doors. From the dining area, a door leads through into the kitchen which was previously set up as a cooking school and is currently fitted with a commercial kitchen. There are windows to both sides and a door leading to the courtyard garden to the rear.

Cellar

Stairs from the ground floor lead down to the cellar with the floor and walls of brick construction. This room includes a window to the road and an alcove.



First Floor

The first floor landing has doors leading to three generous bedrooms and a family bathroom. The spacious master bedroom benefits from dual aspects windows, which flood the room with light, high ceilings and an old open fire with brick surround. Bedrooms two and three are also of a generous size, each having a window to the side elevation and also boasting a period open fireplace. The family bathroom comprises of a panelled bath with shower over, pedestal wash hand basin and WC. From the landing, there is access to the large attic area, spanning the length and width of the property. Ideal for conversion, subject to obtaining the relevant planning permission.



Outside

The property faces both Regent Street and Baker Street. It can be accessed from either road. On Baker Street are double wooden gates that lead to a side access measuring approximately 2.3 m in width, it provides a small amount of off-road parking for a motorcycle.

The courtyard wraps around the rear and side of the property, with a concrete base and brick walls up to height of 6".

It benefits from two outhouses, one, an old coal shed, the other is a W/C and hand basin.



Viewing

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

Fixtures and Fittings

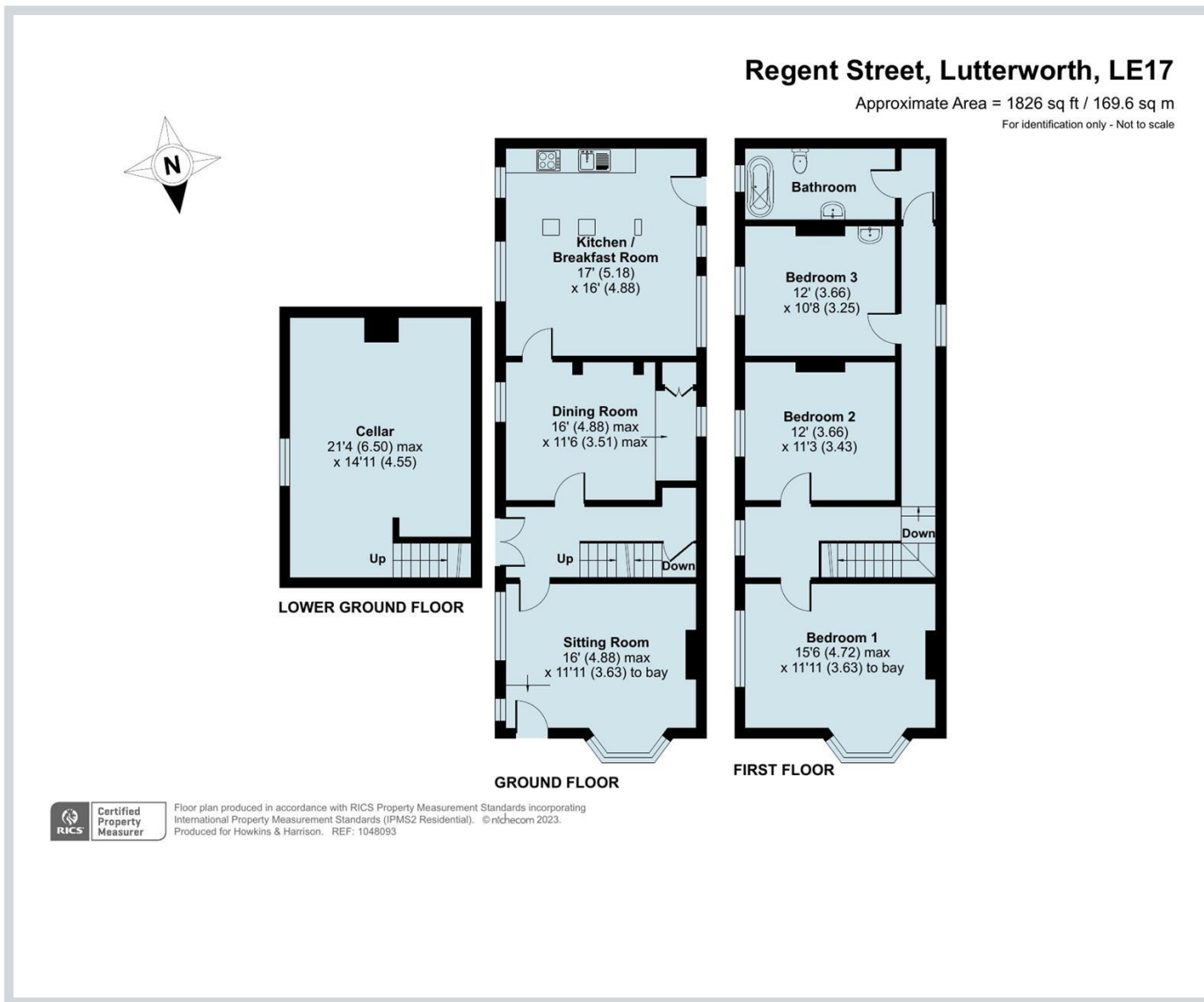
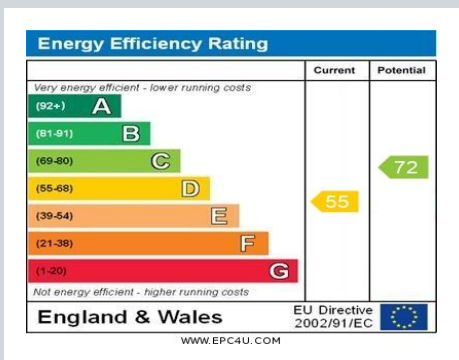
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – B.



Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203
Email lutterworthproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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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