



6 Walker Manor Court, Lutterworth, Leicestershire, LE17 4ER

HOWKINS &
HARRISON

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Guide Price: £230,000

An extended three bedroom semi detached property with garden room, off road parking and single garage within walking distance of the facilities in Lutterworth town centre.

Features

- Three bedrooms
- Kitchen/breakfast room
- Garden room
- Sitting room
- Extended
- Off road parking
- Low maintenance front and rear garden
- Single garage
- No upward chain
- EPC rating - D



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 provides access to the porch with herringbone flooring and further door which leads through to the sitting room with white washed ceiling timbers. Accessed from the sitting room there is a spacious kitchen/breakfast room fitted with wood effect flooring, white washed ceiling timbers and a variety of shaker style kitchen cabinets with work surface over. Stairs rise to the first floor and integrated appliances include a gas hob with extractor fan over and single oven with space and plumbing for additional white goods. There are two useful storage cupboards and space to create a seating and dining area. Double French doors with glazed panels either side lead to the brick-built garden room which is fitted with wooden flooring and has further French doors which provide access to the rear garden and a door through to the integral single garage.

First Floor

From the landing doors provide access to the family bathroom and three bedrooms, one of which benefits from fitted cupboards. The family bathroom comprises of a panelled bath with glass shower screen and shower over, pedestal wash hand basin with vanity surround and WC.

Outside

To the front of the property there is a low maintenance pebbled area and driveway which leads to the single garage. The rear garden has also been designed to be low maintenance with a combination of paving slabs and pebbled borders planted with mature shrubs and trees.

Viewing

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

Fixtures and Fittings

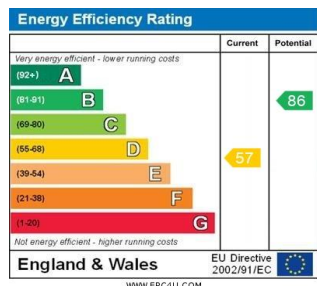
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.

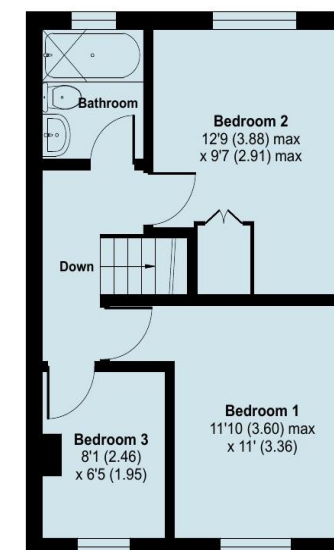
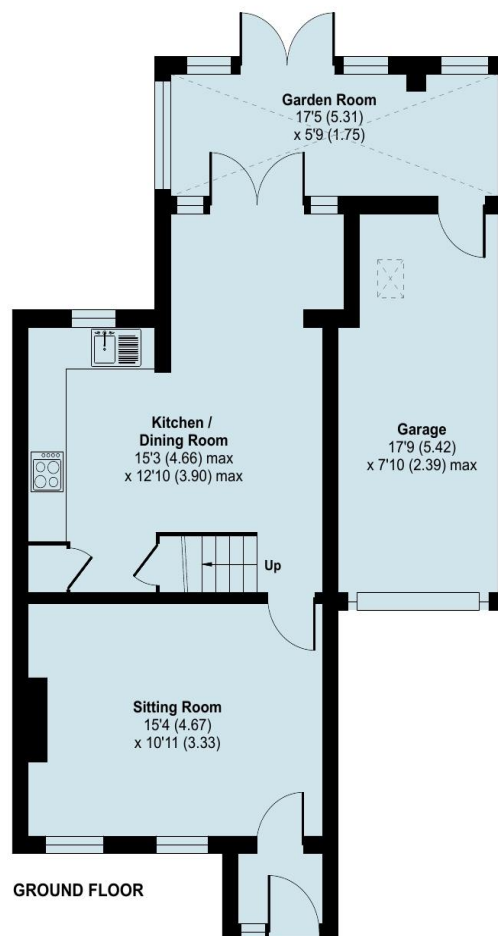
Local Authority

Harborough District Council 01858 828282.
Council Tax Band – C



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Approximate Area = 902 sq ft / 83.7 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 1044 sq ft / 96.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1234908

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