



9 Azalea Close, Lutterworth, Leicestershire, LE17 4FR

HOWKINS &
HARRISON

9 Azalea Close,
Lutterworth, Leicestershire,
LE17 4FR

Guide Price: £415,000

This well presented four bedroom detached property offers a perfect blend of comfort and convenience, ideally situated just a stone's throw from Lutterworth town centre and its array of local amenities. The property boasts a fabulous open plan kitchen/dining/family room, a wonderful space for entertaining and everyday living. This modern layout is complemented by a separate sitting room, providing a tranquil retreat for relaxation. The property boasts four well-proportioned bedrooms, with the master benefiting from an en-suite shower room. Additionally, the property includes off-road parking and a single garage.

Features

- Popular residential location
- Walking distance to Lutterworth town centre and schools
- Four bedrooms
- Master with en-suite shower room
- Air con to the master bedroom
- Impressive open plan kitchen/dining/family room
- Separate sitting room
- Downstairs cloakroom
- Bi fold doors
- Enclosed rear garden
- Garage and off-road driveway parking
- Electric vehicle charging point
- No 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 canopy, the property opens into a welcoming entrance hall, with wood effect flooring and oak panel doors leading to the ground floor accommodation, including a downstairs cloakroom fitted with a wash hand basin and WC. The sitting room has a large bay window to the front aspect, affording plenty of natural light, and an impressive feature panelled effect wall. Glazed panel double doors open into the fabulous open plan kitchen/dining/family room which provides a wonderful space for family gatherings or entertaining guests. There is tiled flooring throughout, Velux windows and bi fold doors which open out onto the rear garden. The kitchen is fitted with grey shaker style units incorporating numerous cupboards and drawers, including a larder cupboard and a seated breakfast bar area, with further cupboards and a built-in wine rack. Integrated appliances include a built-in oven with microwave and coffee machine, five ring gas hob with contemporary extractor fan above, fridge/freezer, dishwasher and space with plumbing for a washing machine. There are complementing wooden work surfaces and attractive tiling to the splash back areas. To one corner of the kitchen is a utility area with built-in shelving and storage, ideal for shoes, adjacent to which is a door providing access to the side of the property.



First Floor

The first floor landing leads to four bedrooms and the family bathroom. The master bedroom is located to the front elevation and benefits from a range of built-in wardrobes and its own en-suite shower room, fitted with a white suite comprising of a double shower enclosure, pedestal wash hand basin, WC and finished with wood effect tiling to the floor and contemporary tiling to the walls. Bedroom two also benefits from built-in wardrobes with double doors and further under eaves storage. Bedrooms three and four are situated to the rear overlooking the garden. The family bathroom is fitted with a modern white suite including a panelled bath, with glass shower screen and rainfall shower over, and a wash hand basin inset in a vanity unit with WC and wall mounted flush, finished with statement marble effect tiling to the walls and floor, with contrast navy metro style tiling to the bath and shower area.

Outside

To the front, a driveway provides off-road parking in front of the single garage. To the side of which is a lawned area with low level hedging. A side gate provides access to the rear garden, which is fully enclosed by timber fencing and is mainly laid to lawn. A paved patio area provides an ideal space for outdoor dining and entertaining.



Viewing

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

Fixtures and Fittings

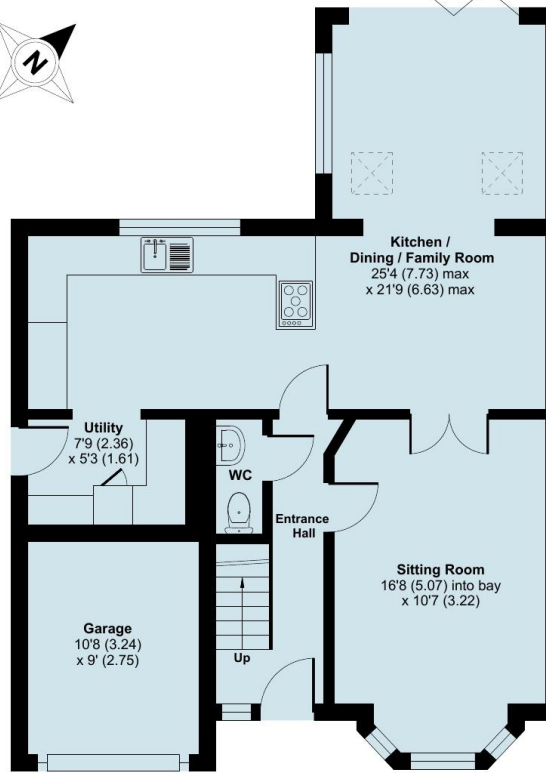
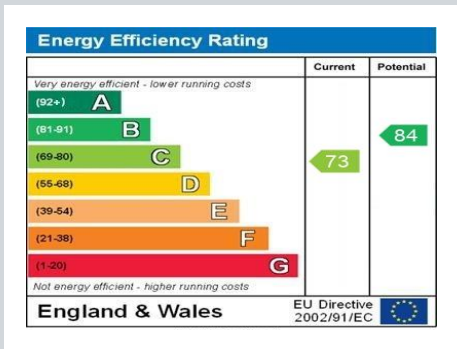
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – D.



GROUND FLOOR

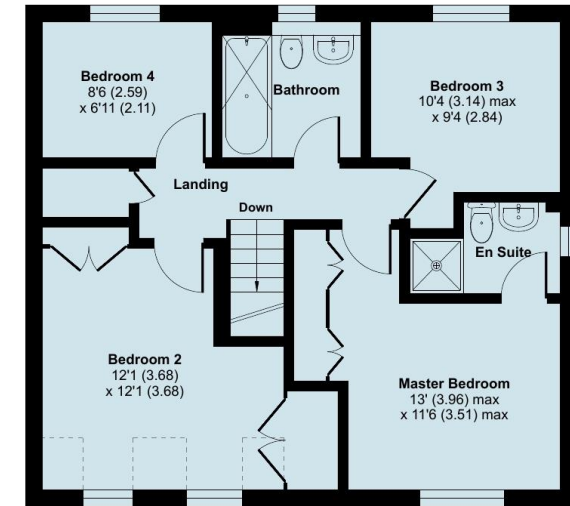
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1240103

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Approximate Area = 1233 sq ft / 114.5 sq m
Limited Use Area(s) = 18 sq ft / 1.6 sq m
Garage = 91 sq ft / 8.4 sq m
Total = 1342 sq ft / 124.6 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR

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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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