



3 Drage Close, Lutterworth, Leicestershire, LE17 4PR

HOWKINS &  
HARRISON



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Leicestershire, LE17 4PR

Guide Price: £205,000

This delightful two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts a practical layout, featuring a comfortable open living space that is perfect for both relaxing and entertaining. One of the standout features of this property is the off-road vehicular parking and the low-maintenance rear garden, which is an ideal space for enjoying the outdoors without the burden of extensive upkeep. Moreover, the property is conveniently located within walking distance to the town centre, providing easy access to shops, cafes, and local amenities.

### Features

- Popular residential location
- Two bedrooms
- Open plan lounge/diner
- Modern kitchen with appliances
- Downstairs cloakroom
- Walking distance to Lutterworth town centre
- Double glazing
- Low maintenance rear garden
- Off-road vehicular parking
- Energy Rating- C



## 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 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 the entrance hall, with wood effect flooring, stairs rising to the first floor and doors leading to the ground floor accommodation, which includes a downstairs cloakroom fitted with a wash hand basin and WC. An opening provides access to the kitchen which is located to the front aspect and is fitted with a range of modern white base and eye level units, incorporating numerous cupboards and drawers, with complementing worksurface over and slate effect tiling to the splash back areas. Fitted appliances include an electric oven and a gas hob with extractor fan above, with space and plumbing for a washing machine and a full height fridge/freezer. A door off the entrance hall leads to the open plan lounge/diner laid with wood effect flooring. This light and airy space has sliding patio doors flooding the room with natural light and providing access to the rear garden. A built-in cupboard provides an ideal space for storage.

## First Floor

The first floor landing has doors to the two bedrooms, a useful airing cupboard and the bathroom, which comprises of a panelled bath with shower over, pedestal wash hand basin and WC, with modern tiling to the water sensitive areas. The master bedroom is located to the rear aspect and overlooks the garden, with bedroom two overlooking the front elevation.

## Outside

To the front is a gravelled driveway providing off-road parking, with a paved pathway leading to the front door. The rear garden is fully enclosed by timber fencing, with a gate providing access to the rear of the property and is of particularly low maintenance with areas laid to gravel and a paved patio area ideal for al-fresco dining. A timber shed provides outdoor storage.

## 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.

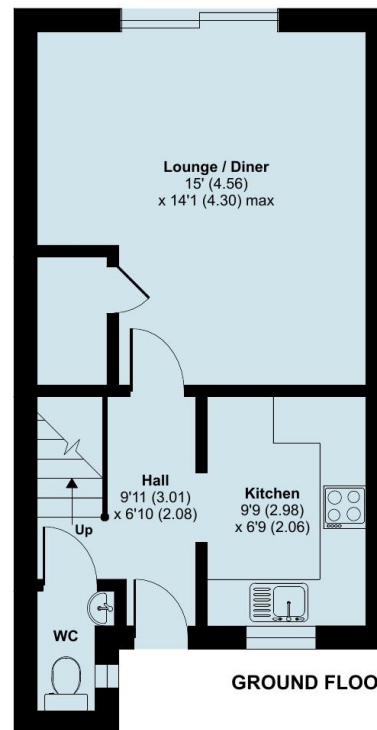
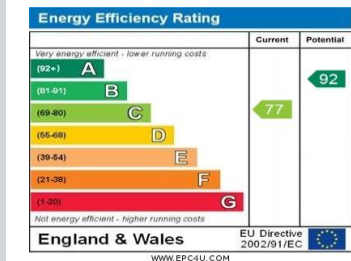
## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

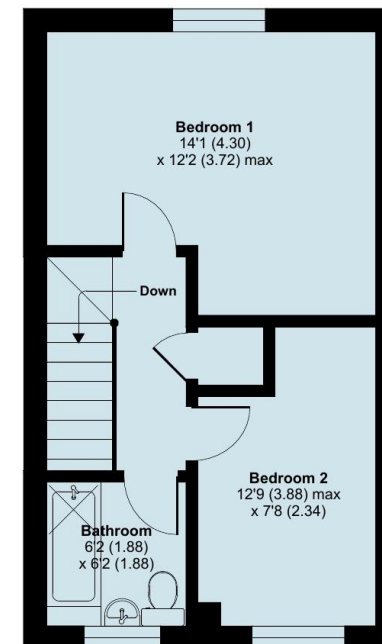
## Local Authority

Harborough District Council Tel:01858-828282.

Council Tax Band – B.



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Howkins & Harrison. REF: 1237427

## 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.



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