



10 St Marys Road, Lutterworth, Leicestershire, LE17 4PS

HOWKINS &  
HARRISON



10 St Marys Road,  
Lutterworth, Leicestershire,  
LE17 4PS

Guide Price: £500,000

Situated in one of Lutterworth's most prestigious locations on a quiet no through road, this three bedroom detached family home is conveniently positioned within walking distance to the town centre, providing easy access to shops, cafes, and local amenities, and offers a fantastic opportunity for modernisation, with great potential to be transformed into a beautiful family home, with some thoughtful updates and improvements. The property boasts a large rear garden, garage and off-road vehicular parking.

#### Features

- Situated in one of Lutterworth's most prestigious locations
- Conveniently located within walking distance to the town centre
- Three double bedrooms
- Two reception rooms
- In need of modernisation
- Single garage
- Off road vehicular parking
- Sizeable plot
- Very generous rear garden
- No chain





## 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

Upon entering the property, you are welcomed by an entrance hall leading into the dining room to the front, which features a bay window, providing plenty of natural light. Extending from the front to the back of the house is the living room, a bright space with French doors that open onto and provides views over the south-facing garden, making it an ideal area for family gatherings. The room benefits from multi aspect windows to the front and side aspects, ensuring it is light filled throughout the day. The kitchen, whilst being in need of modernisation, also boasts views of the very generous garden and offers several pantries for storage. There is also space for possible expansion or extension, providing an opportunity to enhance this area and create a wonderful kitchen (subject to obtaining the relevant planning permission). Additionally, there is a boiler room off the kitchen.







## First Floor

To the first floor, a spacious landing leads to three double bedrooms and a family bathroom which offers the convenience of a separate WC. Two of the bedrooms overlook the front garden, while the master bedroom enjoys views of the rear garden. There are multiple airing cupboards available, making it ideal for extra storage. The property is connected to gas, electric and mains drainage.



## Outside

As you approach, the driveway and front garden lead to a single garage, with the back of the garage offering an outside WC and shed. The very large, private rear garden provides a peaceful retreat, with fir trees at the rear giving the garden a distinct private feel.



## Viewing

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

## Fixtures and Fittings

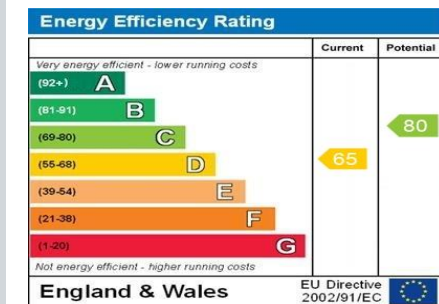
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – F.



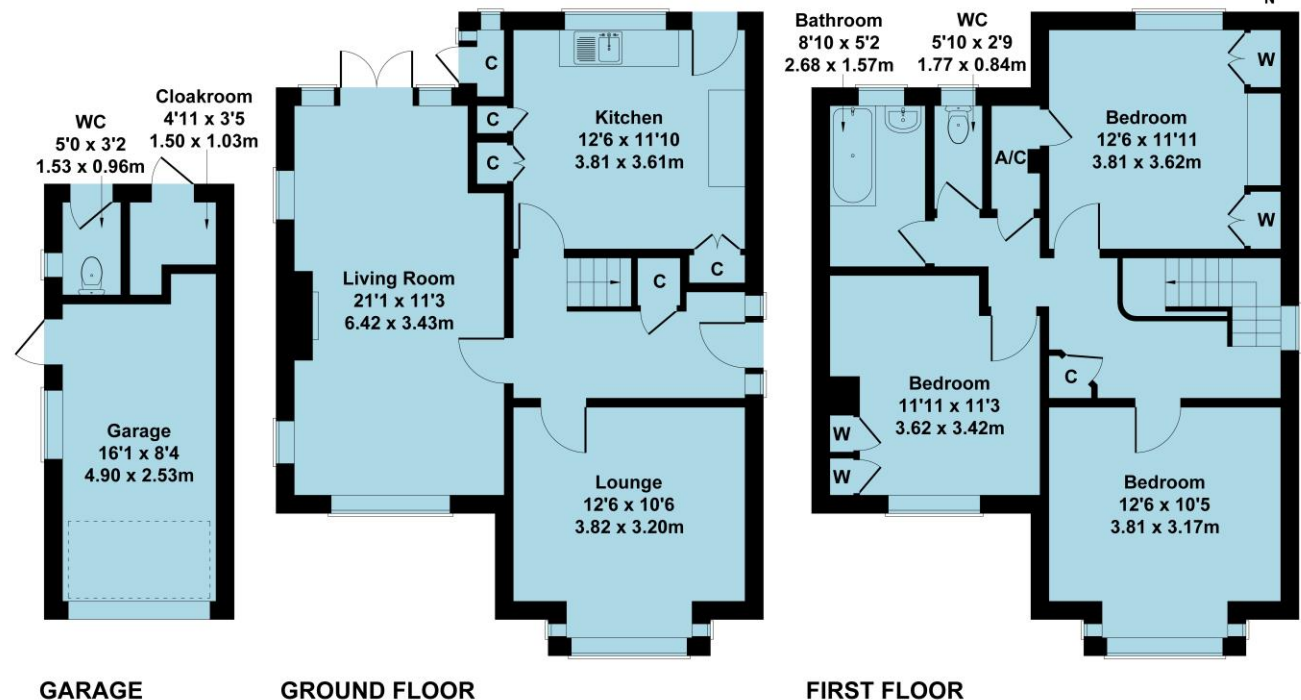
## Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203  
Email [lutterworthproperty@howkinsandharrison.co.uk](mailto:lutterworthproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

## 10 St Marys Road Lutterworth LE17 4PS

Approximate Gross Internal Area  
1485 sq ft - 138 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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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