



5 New Street, Lutterworth, Leicestershire, LE17 4PJ

HOWKINS &  
HARRISON



5 New Street, Lutterworth,  
Leicestershire, LE17 4PJ

Guide Price: £395,000

Built in 1901, this home seamlessly blends some original character features with modern comforts. Benefits include amongst others, a modern extended kitchen diner / family room with fitted appliances, a living room with feature fireplace, versatile playroom or large office space, four bedrooms, separate WC & shower room. Viewing is highly recommended.

### Features

- Characterful Town house
- Modern extended kitchen diner / family room
- Kitchen with fitted appliances
- Living room with feature fireplace
- Versatile playroom or large office space
- Four bedrooms & shower room, first floor WC
- Utility & downstairs WC
- Rear garden
- Convenient location close to amenities & schools
- 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

The property features a welcoming front porch, leading into an entrance hall. The living room is located at the front of the house, showcasing a stunning feature fireplace and vintage radiators that preserve the character of the home. Back through to the entrance hallway there's also convenient under-stair storage. To the back of the hall, you'll find a versatile playroom or large office space, complete with built-in storage and a window facing the side of the property. Adjacent to this is a utility room with access to the bins and the front of the property, along with a downstairs toilet. Following through to the extended kitchen diner / family room offer a perfect blend of modern convenience and historic charm.

Carefully designed for entertaining, this room is flooded with natural light thanks to skylights and bifold doors that open onto the private rear garden. The kitchen is fully equipped with a dishwasher, fitted double oven, fridge freezer, wine fridge, and induction hob. Exposed brick walls and steel beams provide a rustic yet stylish ambience.

## First Floor

The first floor, features two double bedrooms, each showcasing beautiful feature fireplaces and large windows that ensure the rooms are naturally bright and inviting. A toilet room is conveniently located off the landing.

## Second floor

The second floor offers two additional bedrooms, including the spacious principal bedroom. This floor also houses the recently renovated family Shower room, which boasts a luxurious finish and is flooded with natural light from Velux windows.

## Outside

To the rear, a low maintenance garden with patio area perfect for table and chairs, enclosed by panel fencing with Astro turf lawn. The front of the property has side access via gates.



## Viewing

Strictly by prior appointment via the selling agents Howkins and 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.

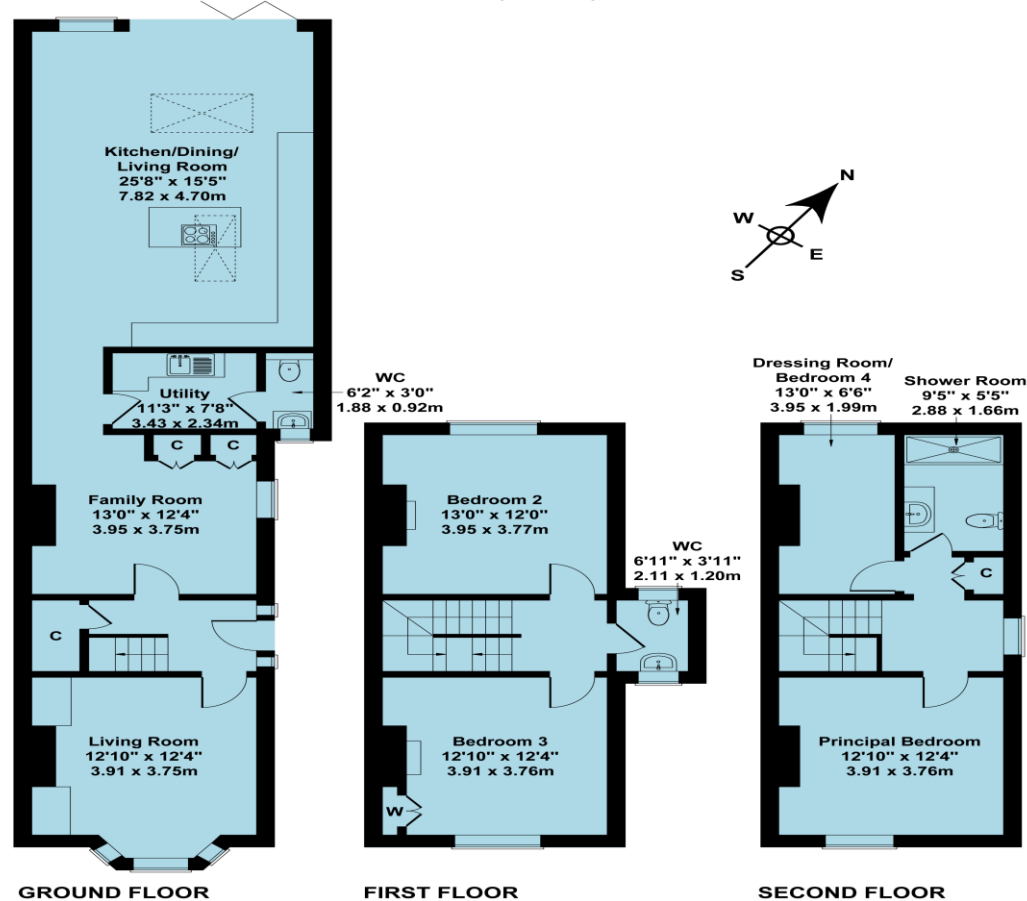
Council Tax Band – C

### Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	72	83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	72	83
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

## 5 New Street Lutterworth LE17 4PJ

Approximate Gross Internal Area  
1744 sq ft - 162 sq m



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

## 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



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