



1 The Cutchel, Lutterworth, Leicestershire, LE17 4DH

HOWKINS &
HARRISON

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Leicestershire, LE17 4DH

Guide Price: £265,000

This chocolate box cottage boasts ample character with beams and charming features throughout. Beautifully presented throughout, there are two reception rooms, modern kitchen/diner, conservatory, three bedrooms/study, bathroom and separate WC. Outside the cottage has a secluded South-East facing garden, tucked away from the road for added privacy.

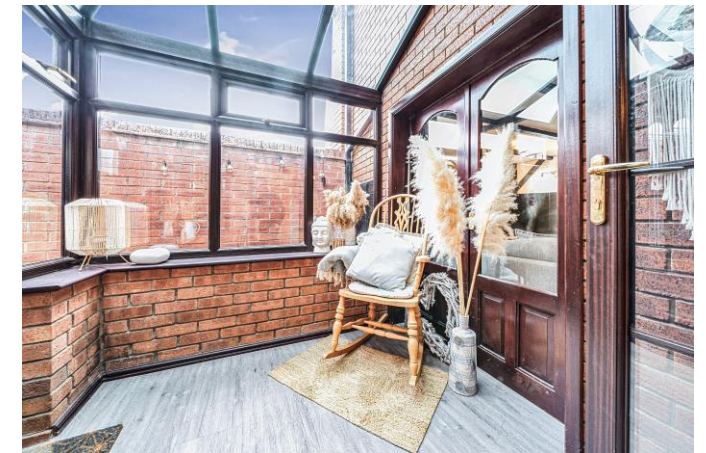
Features

- Lovely character cottage
- Three bedrooms/Study
- Two reception rooms
- Kitchen overlooking rear courtyard
- Feature fireplace with log burner
- Family bathroom
- Conservatory
- Rear courtyard garden
- Central location close to amenities
- 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

Upon entering the home, you're greeted by the kitchen/breakfast area. It offers ample space for essential appliances, including a washing machine, dishwasher, and fridge/freezer. A gas hob and oven are included, with plenty of storage space, a wine holder, and even a bar area for added convenience. The dining area, accessible from the kitchen, boasts large windows, allowing natural light to flood the room, and features wooden flooring with an exposed brick alcove providing additional storage. The living room is a welcoming space, featuring a large log burner, perfect for cosy evenings. There's plenty of room for relaxation, and the room maintains the home's character with beams and charming features throughout.

First Floor

The staircase leads to an open landing, creating a sense of space. There are three bedrooms in total, two of which are generous doubles. The master bedroom is especially spacious, with a prominent chimney breast and soft, plush grey carpeting that adds warmth to the room. The second bedroom is also a well-sized double, offering plenty of space for storage and comfortable living. It too features a characterful chimney breast, enhancing the room's charm. The third bedroom is a single, ideal for use as a nursery, office, or a guest room. The property has two toilets, both accessible via the landing. One of these is the main bathroom, which includes a large corner bath and an overhead shower, providing a relaxing space for unwinding.

Outside

This lovely home features rear access to the property, with a secure, gated, and secluded south-east facing garden, tucked away from the road for added privacy. The garden is beautifully maintained with AstroTurf, ensuring a clean and tidy outdoor space all year round. A conservatory has been added, providing extra living space on the ground floor, perfect for relaxing or entertaining.

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.

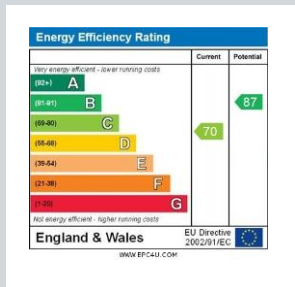
Agents Note

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



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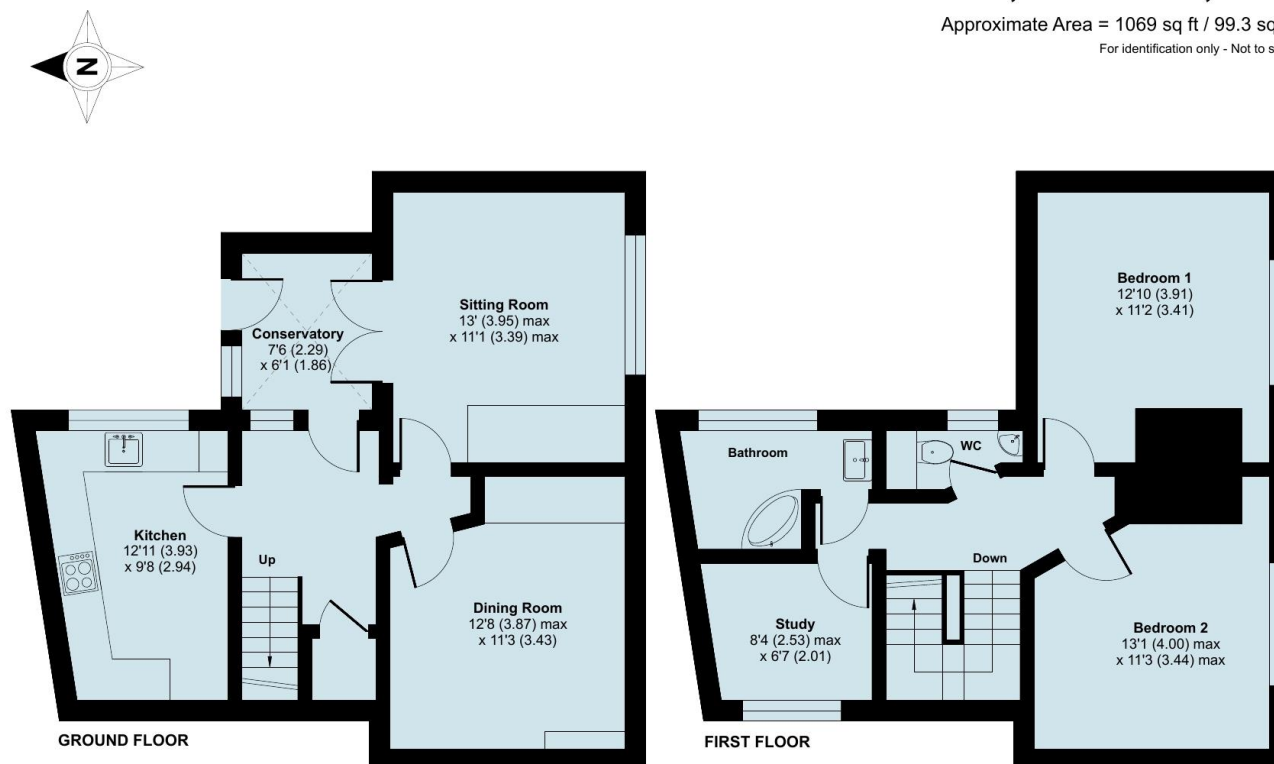
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Approximate Area = 1069 sq ft / 99.3 sq m

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: 1271017

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