



Langdale, Leicester Road, Lutterworth, Leicestershire, LE17 4NQ

HOWKINS &
HARRISON

Langdale,
Leicester Road, Lutterworth,
Leicestershire, LE17 4NQ

Guide Price: £375,000

A lovely bay fronted semi-detached house which has been extended to the side to provide a substantial modern kitchen/breakfast/family room. Benefits include four bedrooms, family bathroom and shower room as well as an additional three reception rooms. There is also ample off-road parking and a good size, mature garden to the rear.

Features

- Extended semi-detached family home
- Four good size bedrooms
- Ample off-road parking
- Large kitchen/breakfast/family room
- Three additional reception rooms
- Master suite with shower room
- Family bathroom
- Convenient utility room
- Large rear garden
- Energy Rating-D



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 expansive ground floor comprises of three reception rooms and a downstairs cloakroom with storage under the stairs as well as a large kitchen/breakfast room boasting grey modern units and space for table and chairs should you wish. The kitchen/breakfast room has double ovens with extractor over and overlooks the rear garden. Off the kitchen there is a convenient utility room with additional sink and drainer and plumbing for washing machine and tumble dryer. The large living room at the rear features an open fire with surround and has doors to the rear garden. There is also more storage space at the front entrance.

First Floor

To the first floor, there are four good size bedrooms and a newly fitted bathroom suite as well as a shower room with double shower. There is also storage space to bedroom three and a cupboard on the landing. Both bathroom and shower room are fitted in neutral white suites and heated towel rails.

Outside

The front of the property has ample off road parking with driveway forward of the side extension. At the rear the mature garden has paved patio areas with pathway to the rear. Steps up to the upper part of garden with gate to rear access of back lane. Mainly laid to lawn with mature trees and shrubs. There is a garden store/outside workshop and two sheds.

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.

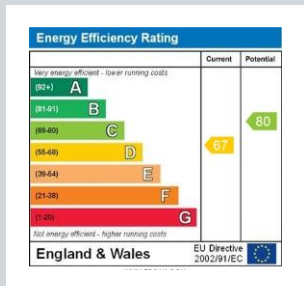
Agents Note

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

Local Authority

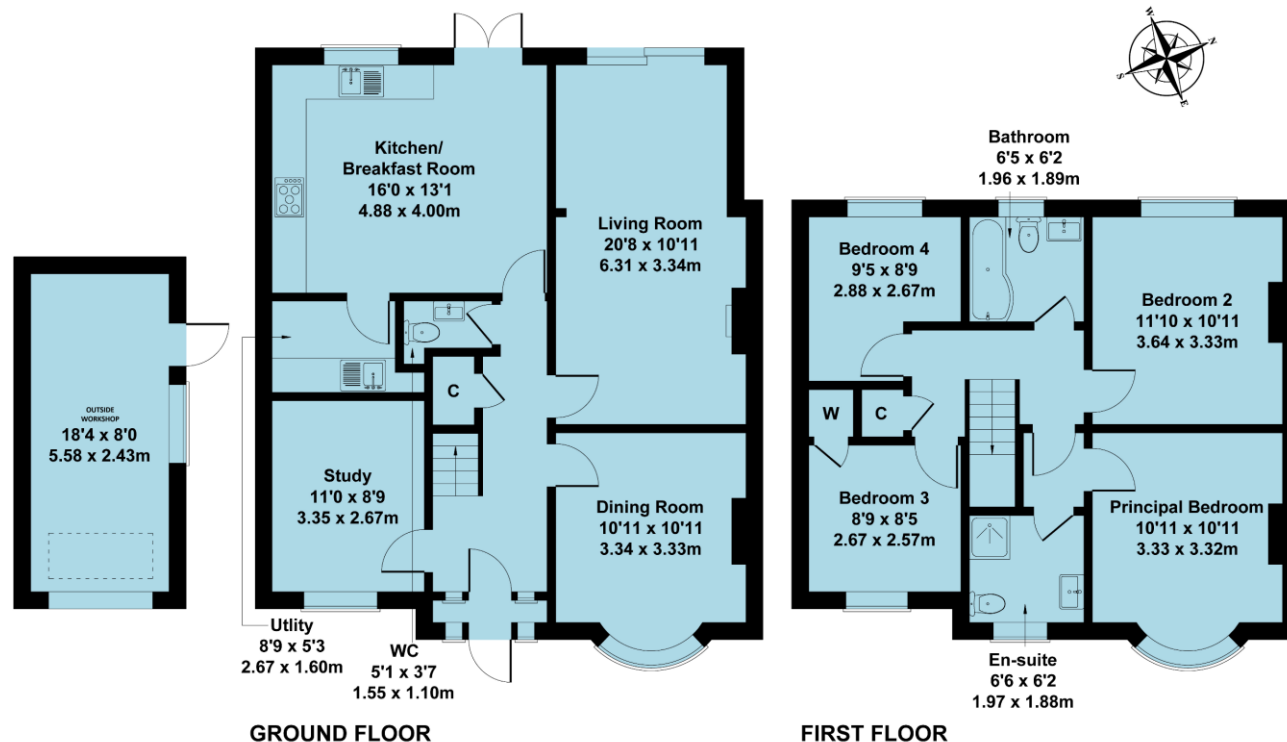
Harborough District Council Tel:01858-828282.

Council Tax Band – C



Langdale Leicester Road, Lutterworth LE17 4NQ

Approximate Gross Internal Area
1636 sq ft - 152 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
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.