



5 Chestnut Avenue, Lutterworth, Leicestershire, LE17 4TJ

HOWKINS &  
HARRISON



5 Chestnut Avenue,  
Lutterworth, Leicestershire,  
LE17 4TJ

Guide Price: £330,000

A three bedroom detached property with conservatory, off-road parking and single garage located in a popular residential area, in a quiet cul-de-sac, close to Lutterworth Town Centre and its local amenities.

#### Features

- Detached property
- Three bedrooms
- Living room
- Conservatory/dining room
- Downstairs cloakroom
- Enclosed rear garden
- Off-road Driveway parking for up to 4 vehicles
- Garage
- Walking distance to the town centre
- Quiet cul-de-sac

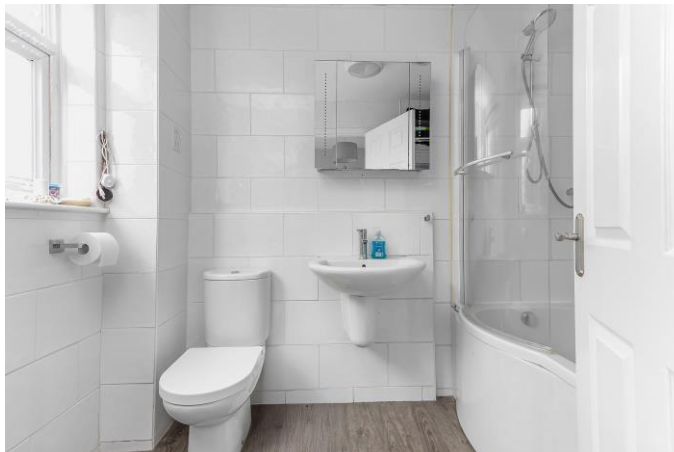


## Location

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.

## Agents Note

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



## Ground Floor

From under a covered storm canopy, the front door opens into a useful porch, which has exposed brickwork and a further door leading to the entrance hall, where doors provide access to the ground floor accommodation including a cloakroom fitted with wood effect flooring, WC, wall mounted wash hand basin and space for coats and shoes. The sitting room features wood effect flooring and has an attractive bay window overlooking the front aspect. French doors provide access to the garden and space below the staircase has bespoke fitted storage. The focal point of the room being a feature fireplace with marble surround. Adjacent to the sitting room is the kitchen fitted with a variety of high gloss wall and base kitchen cabinets, incorporating numerous cupboards and

drawers, with white laminate work surface over and metro style tiling to the splashback areas. There is space for a fridge/freezer, washing machine and dishwasher. A door from the kitchen leads through to a spacious conservatory, currently being used as a dining room, with tiled flooring, central heating and patio doors. From here the integral double garage and the rear garden can be accessed.

## First Floor

A galleried landing has doors leading to the first floor accommodation including three bedrooms, one of which has built-in wardrobes, and the family bathroom which is fully tiled and fitted with wood effect laminate flooring, heated towel ladder, WC

and p shape bath with shower over and chrome and glass shower screen. Two of the bedrooms are located to the front elevation, while the other is located to the rear, enjoying views over the garden.

## Outside

To the front of the property there is paved parking area, providing ample parking for up to four vehicles, with low maintenance front gardens, which includes astro turf and borders planted with a variety of shrubs. A side gate provides access to the rear garden which is mainly laid to lawn with a paved patio, close board fencing and paved pathways which lead to a pebbled area, currently being used as an additional entertaining space. Borders are planted with a variety of shrubs and trees.



## Viewing

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

## Fixtures and Fittings

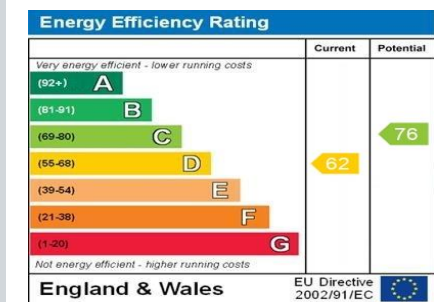
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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.

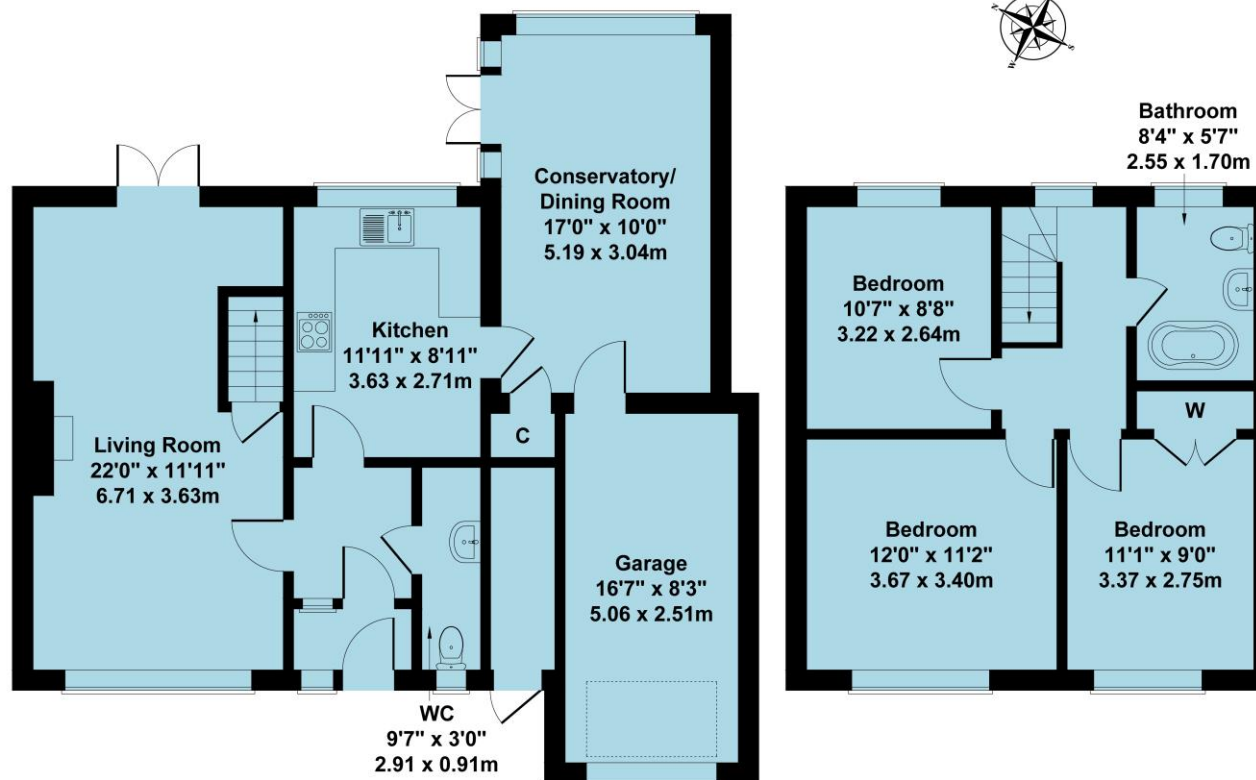
## Local Authority

Harborough District Council. Tel:01858-828282.  
Council Tax Band – C.



## 5 Chestnut Avenue Lutterworth LE17 4TJ

Approximate Gross Internal Area  
1313 sq ft - 122 sq m



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

## 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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