



33 Cunningham Drive, Lutterworth, Leicestershire, LE17 4YR

HOWKINS &
HARRISON

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Leicestershire, LE17 4YR

Guide Price: £475,000

This lovely four bedroom family home has the benefit of a rear dining/garden room extension making a great addition to the downstairs accommodation. There is a large kitchen/breakfast room as well as a living room. Upstairs there are four bedrooms, family bathroom and master shower room. Outside there are front and rear gardens, double garage with electric door and ample parking. Perfect location close to the Lutterworth Country park and Leisure centre.

Features

- Lovely family home with rear extension
- Four bedrooms
- Kitchen/breakfast room
- Dining/garden room
- Additional living room
- Utility & downstairs WC
- Family bathroom & en-suite shower room
- Double garage with electric door & parking
- Lawned front & South west rear facing garden
- EPC 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

Enter via the front door to the hallway, doors to the Kitchen/breakfast room and living room. The Living room has a bay window to the front aspect and feature fire surround with inset fire. The Kitchen/breakfast room has fitted kitchen units with integrated appliances and space for an American sized fridge/freezer. There is a door to the rear garden and patio and a door to the utility room which has space for a washing machine and tumble dryer. From the utility room is the downstairs cloakroom. An opening from the Kitchen/breakfast room takes you through to the dining/garden room which is a great space for a table and chairs. This lovely extension has sky lights with patio doors and windows overlooking the rear garden making it a bright entertaining space.





First Floor

Stairs lead to the first floor landing with doors off to all rooms as well a storage cupboard housing the hot water tank. Bedroom two has space for a wardrobe and bedroom three, both overlook the front aspect and there is a family bathroom. Bedroom four which is currently used as an office, overlooks the rear garden as does the principal bedroom, which has space for a wardrobe and benefits from a shower en-suite.

Outside

To the front of the property there is a lawned garden with double garage with electric door and ample off road parking. To the rear of the property there is a good sized patio area accessed from both the kitchen/breakfast room and dining/garden room. There is side access to the front of the property and this also serves as a bin store. The delightful South west rear facing garden is mainly laid to lawn with beautiful mature trees assisting with privacy, garden borders, garden shed and tranquil stocked pond.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01455-559203](tel:01455-559203).

Fixtures and Fittings

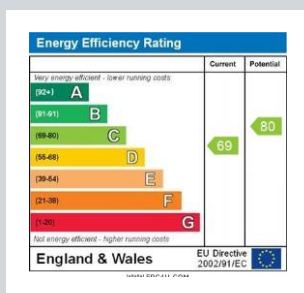
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.

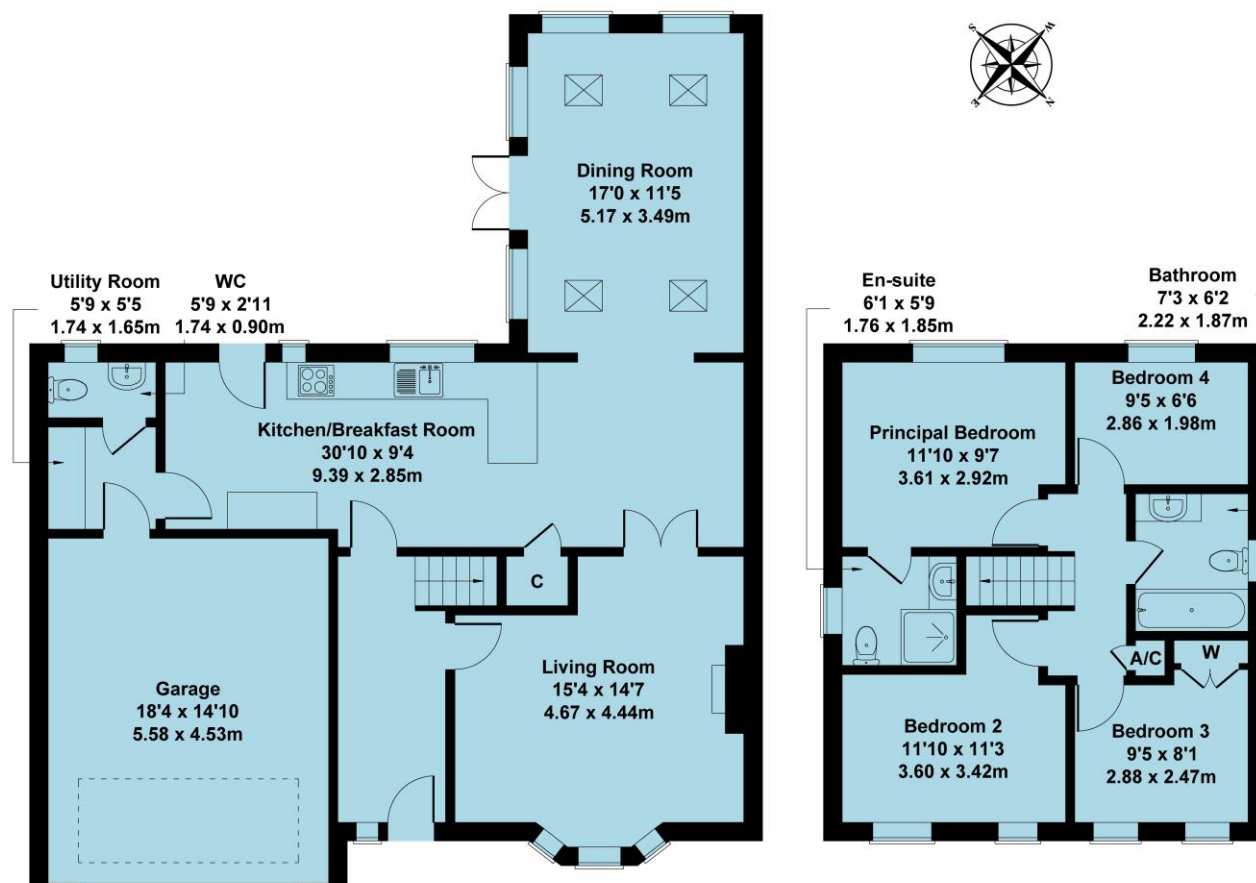
Local Authority

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



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Approximate Gross Internal Area
1679 sq ft - 156 sq m



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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