



3 Foxfield Close, Lutterworth, Leicestershire, LE17 4FT

HOWKINS &  
HARRISON



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Leicestershire, LE17 4FT

OIEO: £390,000

This beautifully presented four bedroom detached house offers generous living space throughout and is perfect for modern family life. Boasting a large driveway suitable for multiple vehicles and a single garage, this property is ideal for buyers seeking both space and functionality.

#### Features

- Executive detached four bedroom home
- Three reception rooms
- Breakfast kitchen to rear (potential to extend)
- Utility leading to garden
- Master bedroom with en-suite shower room
- Lovely conservatory
- Integral garage and parking
- South facing rear garden
- Energy Rating- E
- Master bedroom with en-suite and fitted wardrobes



## 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.



## Accommodation

Step through the front door onto elegant oak flooring, leading into an open hallway that sets the tone for the rest of this well-proportioned home. The spacious sitting room features a charming bay window and a cosy gas fire, while the dining room flows effortlessly into a large conservatory, perfect for year-round entertaining and family living.

The modern kitchen benefits from stylish vinyl flooring and integrated floor lighting, with a separate utility room adding valuable convenience. Upstairs, the open landing leads to four generously sized bedrooms, including a large master suite complete with built-in wardrobes and a private en-suite.











## Outside

To the rear, the property enjoys a well-maintained garden, providing a peaceful and private outdoor space.

## Agents Note

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







## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-353575](tel:01327-353575).

## 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.

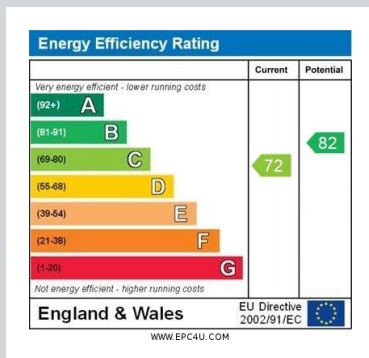
## Services

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



## 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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