



4 Buttercup Close, Lutterworth, Leicestershire, LE17 4QX

HOWKINS &
HARRISON

4 Buttercup Close,
Lutterworth, Leicestershire,
LE17 4QX

Guide Price: £525,000

A beautiful four bedroom detached family home with attractive landscaped garden and double garage. Built in 2016, this spacious and beautifully maintained property offers modern living in a peaceful setting, with high-quality finishes throughout.

Features

- Popular residential location
- Four spacious bedrooms all with fitted wardrobes
- Open plan kitchen/diner
- Separate sitting room and dining room
- Ground floor study/home office or additional reception room/TV room
- Downstairs cloakroom
- Utility room
- Double garage and off-road parking for four vehicles
- Beautiful landscaped rear garden
- EPC rating - B



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

The front garden is well-established, offering a warm welcome as you approach the property. Upon entry, you are greeted by a bright, open hallway fitted with a modern alarm system. To the left of the hallway is a generous formal dining room, featuring a large bay window overlooking the front of the property and stylish antico flooring. To the right, you will find a bright and versatile study/snug with front-facing views and soft carpeting, ideal for working from home or a cosy retreat. To the rear of the property, a large living room features a fitted gas fireplace, which provides a welcoming focal point to the room, and large French doors opening directly onto the rear garden, flooding the room with natural light and providing a seamless indoor-outdoor flow. The heart of the home is the expansive open-plan kitchen/dining area, ideal for both everyday family life and entertaining. The kitchen is fitted with a modern shaker style kitchen, incorporating numerous cupboards and drawers and boasts a double oven and built-in microwave, four ring gas hob, integrated dishwasher and full height fitted storage units. A utility room is located just off the kitchen, providing side access to the driveway, with additional cabinets, fitted sink, space for a tumble drier and space with plumbing for a washing machine. Also on the ground floor is a convenient downstairs cloakroom, with WC and wash hand basin along with a useful understairs storage.



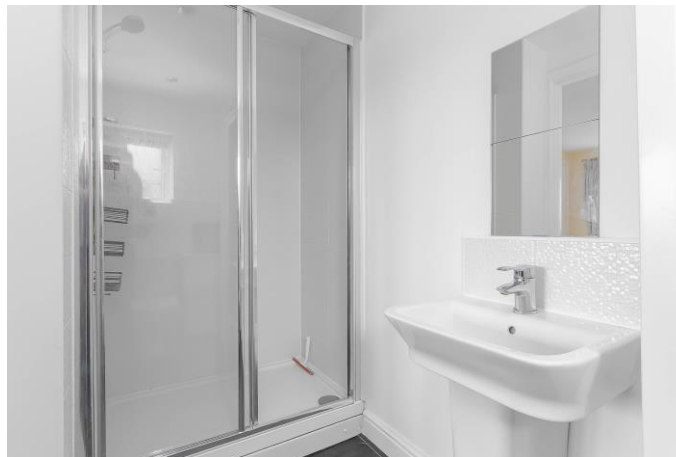


First Floor

A large landing leads to four generous double bedrooms. Enjoying views overlooking the garden, the master bedroom is a spacious retreat and includes two double fitted wardrobes and a large en-suite with shower, WC, wash hand basin and heated towel radiator. Bedroom two is a large double with fitted wardrobes and a front-facing window. Bedroom three, also a spacious double room, is situated to the rear with garden views and benefits from extensive fitted wardrobes. Bedroom four is currently used as an office, this double room also includes fitted wardrobes and overlooks the front aspect. The family bathroom features a separate bath and shower enclosure, WC, wash hand basin and a heated towel radiator, complemented by attractive part tiling to the walls.

Outside

The impeccably manicured rear garden is thoughtfully landscaped, mainly laid to lawn and planted with an array of beautiful flowers, herbaceous plants and shrubs. There is also outside water access and a rear gate leading to a copse that runs across the back of the property. A paved patio area with wooden pergola runs the length of the property, providing an ideal space for outdoor dining and entertaining. A further gravelled area to the rear of the garden provides space for further outdoor seating. To the front, a large driveway accommodates up to four vehicles and leads to a double garage with electric supply and two separate doors—perfect for storage, parking, or a home gym. The front garden is well-established, offering a warm welcome as you approach the property.





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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

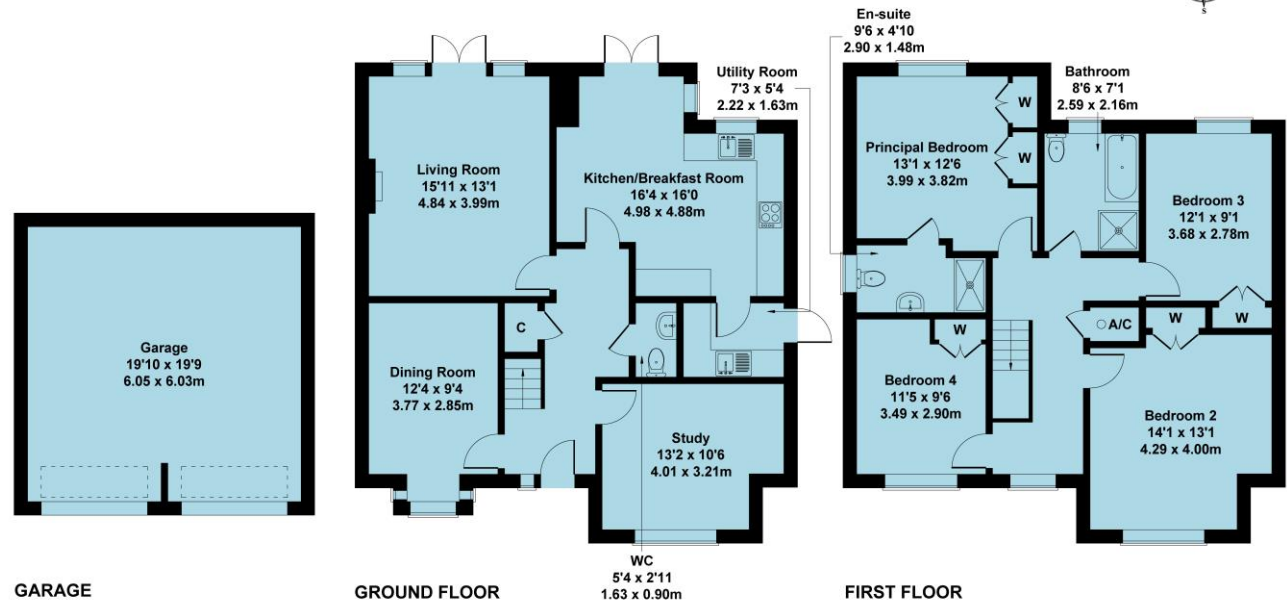
Howkins & Harrison

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

4 Buttercup Close Lutterworth LE17 4QX

Approximate Gross Internal Area
2110 sq ft - 196 sq m



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

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.



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.