



26 Lutterworth Road, Walcote, Lutterworth, Leicestershire, LE17 4JU

HOWKINS &
HARRISON

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Walcote, Lutterworth,
Leicestershire, LE17 4JU

Guide Price: £300,000

Built in 1855, this beautifully presented three-bedroom character cottage seamlessly blends period character with modern comfort. Situated in the village of Walcote, the property benefits from two reception rooms, kitchen/breakfast room and a private driveway with space for two vehicles.

Features

- Village location
- Well presented throughout
- Character cottage
- Three double bedrooms
- Two reception rooms
- Brace and latch doors
- Exposed beams
- Log burner
- Utility and downstairs cloakroom
- Enclosed rear garden
- Open countryside views to rear
- Off-road parking



Location

Walcote village is situated approximately 2 miles from Lutterworth Town Centre which benefits from a number of local amenities and services. On hand in Walcote is a petrol station with convenience store, The Black Horse public house and a village hall. For road links the M1 Junction 20 is at Lutterworth and main train line services can be accessed from Rugby taking 50 minutes to London Euston, or Market Harborough to London St Pancras International.



Ground Floor

From under a covered, seated storm porch the property opens into the sitting room, a cosy space featuring exposed beams and a woodburning stove, ideal for relaxing on colder evenings. A part glazed door provides access through to a second reception room complete with an attractive electric fireplace, offering additional living space or a quiet retreat. From here the home flows seamlessly into the kitchen/breakfast room, creating an open plan feel, which is fitted with a range of modern shaker style units incorporating numerous cupboards and drawers and includes an integrated fridge/ freezer, oven, built-in microwave and a four-ring gas hob. Patio doors open onto a sizable rear garden with beautiful open field views, ideal for entertaining or enjoying the outdoors. Off the kitchen, a convenient utility room offers extra storage and includes a downstairs WC.



First Floor

To the first floor, the property offers three well-proportioned double bedrooms. The main bedroom features a charming feature fireplace and looks out to the front of the home, while the second double bedroom also faces the front aspect. Bedroom three is currently used as a home office and enjoys a Juliet balcony overlooking the stunning countryside. A family bathroom with an electric shower completes the first floor.

Outside

Externally, the property boasts a spacious rear garden backing onto open fields, providing both privacy and picturesque views.

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:01455-559203.

Fixtures and Fittings

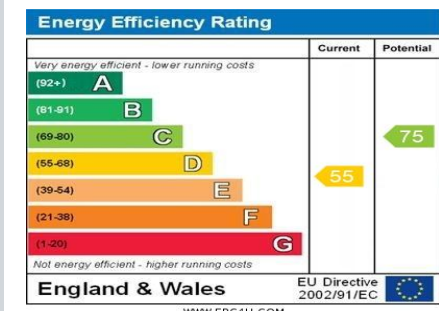
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

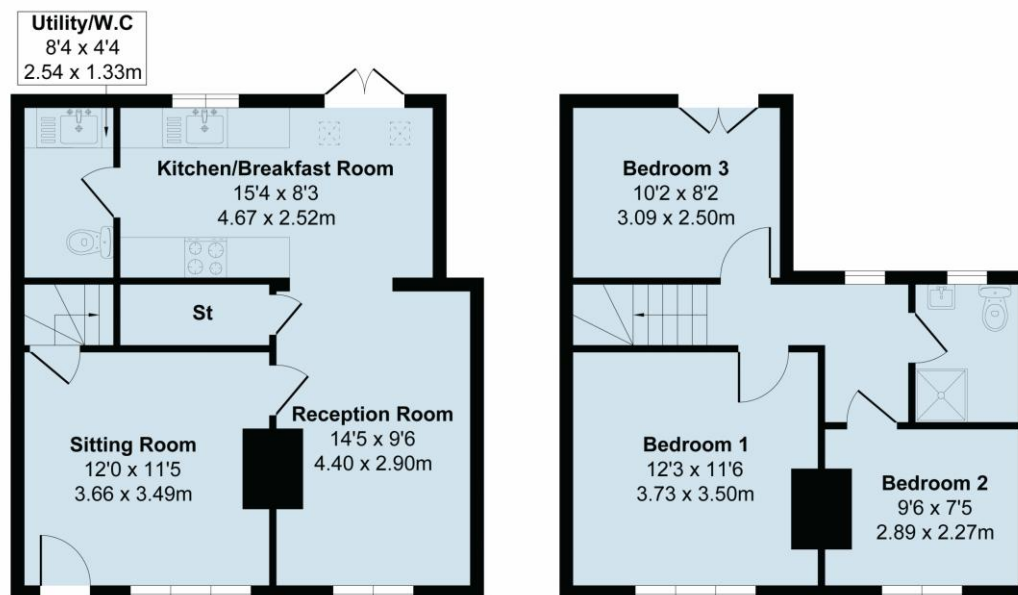
Harborough District Council Tel:01858-828282.
Council Tax Band – B.



Approximate Gross Internal Area 905 sq ft - 84 sq m

Ground Floor Area 495 sq ft – 46 sq m

First Floor Area 410 sq ft – 38 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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