



29 Gloster Road, Lutterworth, Leicestershire, LE17 4QS

HOWKINS &  
HARRISON



29 Gloster Road,  
Lutterworth, Leicestershire,  
LE1Q7 4QS

Guide Price: £415,000

Set within a well-established estate, this attractive four-bedroom detached property offers generous living space, modern conveniences, and a layout perfectly suited to family life. Positioned away from main road, the property benefits from driveway parking for two vehicles, an integrated single garage and an attractive rear garden.

### Features

- Spacious four bedroom detached family home
- Quiet residential location
- Close to Lutterworth town centre and all its amenities
- Open plan kitchen/diner
- Integrated appliances
- Utility room
- Downstairs cloakroom
- Enclosed rear garden
- Driveway parking for two vehicles
- Integrated single garage with internal access
- Master bedroom with built-in wardrobes and en-suite
- Electric EV charging point



## 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

The property opens into a welcoming entrance hall, with stairs rising to the first floor and doors leading through to the living accommodation, along with a door through to the integral garage and door to a practical understairs storage cupboard. A bright and spacious sitting room is located to the front aspect, with a charming bay window and an attractive feature fireplace with an electric fire inset, creating a warm and inviting atmosphere. To the rear of the property is the impressive open plan kitchen/diner, fitted with a range of modern white high gloss units incorporating numerous cupboards and drawers. There is ample space for a dining table and chairs and fitted appliances include an eye level double oven and a four-ring gas hob with extractor hood above, with integrated appliances to include a dishwasher and fridge/freezer. With ample storage and worktop space, it is designed for both cooking and entertaining. Patio doors with glazed panels either side open onto a private, north-facing garden - a perfect, secure space for families to enjoy. From the kitchen, you can also access a separate utility room and a convenient downstairs cloakroom, along with an additional door leading to the garden.







## First Floor

To the first floor the landing leads to four well-proportioned bedrooms. Two double bedrooms sit to the left, with a stylish family bathroom positioned centrally, featuring both a separate bath and shower. A third double bedroom overlooks the peaceful rear garden, while the generous master bedroom sits to the front of the home, complete with built-in wardrobes and a modern en-suite. Loft access also provides further valuable storage space. This wonderful home combines modern comfort with thoughtful design, offering an ideal space for growing families in a thriving residential community.

## Outside

To the front, a driveway provides parking for two vehicles in front of the garage to the side of which is a fore garden laid to lawn, bound by hedging to the front which provides privacy screening. A side gate provides access to the rear garden which is fully enclosed by timber fencing and mainly laid to lawn with mature planted borders. A raised paved terrace edged with wooden sleepers provides an ideal space for outdoor dining, with a further paved patio area to the rear of the property providing further outdoor entertaining space.





## Viewing

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

## Fixtures and Fittings

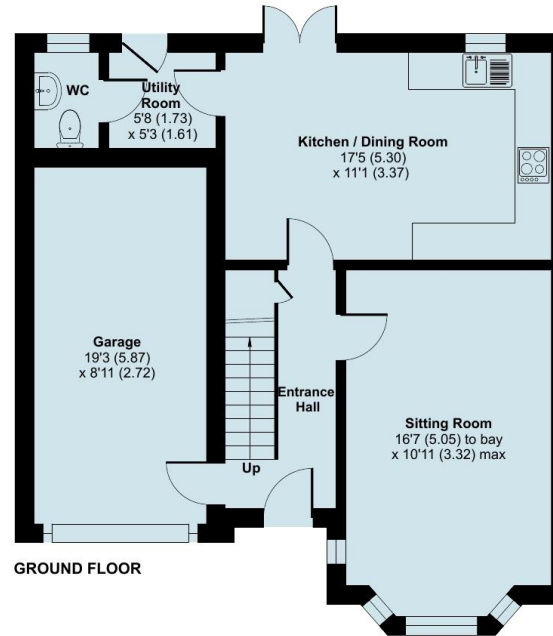
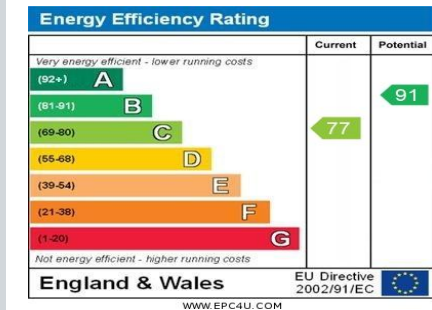
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

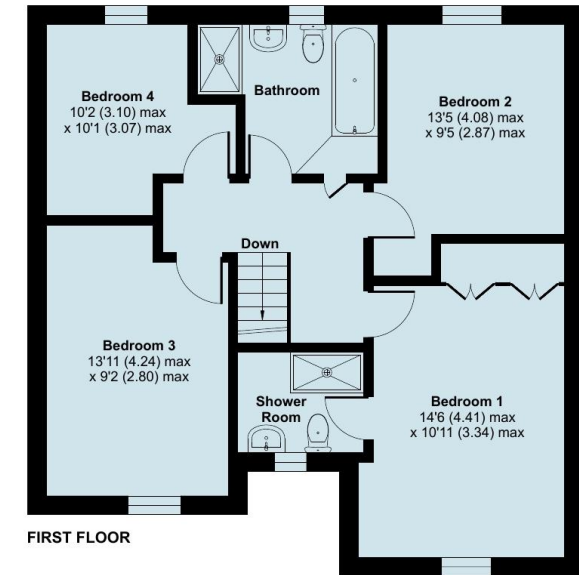
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

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



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1388211

## Gloster Road, Lutterworth, LE17

Approximate Area = 1238 sq ft / 115 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 1412 sq ft / 131.1 sq m

For identification only - Not to scale

## Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203  
Email [lutterworthproperty@howkinsandharrison.co.uk](mailto:lutterworthproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

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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