



81 Lutterworth Road, Blaby, Leicester, LE8 4DX

HOWKINS &
HARRISON

81 Lutterworth Road,
Blaby, Leicester, LE8 4DX

Guide Price: £400,000

This impressive and versatile home offers generous living space, character features, and a substantial self-contained annex, making it ideal for families, multi-generational living or those seeking additional income potential.

Features

- Modern family home
- Three bedrooms, two are double
- Self-contained annexe with two bedrooms
- Impressive open-plan kitchen diner
- Extended kitchen area with skylight
- Lounge area with log burner
- Utility area
- Private rear garden
- Ample parking
- Energy Rating-E



Location

The village has a number of public houses which includes The Bakers Arm, dating back to 1484, with its wonderful, thatched roof. The village is well serviced with local amenities including numerous shops, a post office, two supermarkets, pharmacies, hairdressers, doctors surgery, library, hotel, two primary schools, a dentist, churches and Bouskell and Northfield Parks.

As well as being serviced by good transport links Blaby is a charming village filled with character and has plenty to offer. Blaby is well connected with road links and is within easy access to the outer ring road and the M1 and M69 motorways. Train services can be accessed from nearby neighbouring village of Narborough or main line services from Leicester or Rugby Town Centres.



Ground Floor

To the front of the property is a spacious driveway with parking for up to three vehicles, leading to the front door via a covered outdoor porch. Upon entry, you are welcomed into an open and inviting hallway. To the right sits the front reception room, a warm and characterful space featuring a log burner set against exposed brickwork. Large bay windows flood the room with natural light and are complemented by stylish shutter blinds. Continuing through the property, you enter the impressive open-plan kitchen diner. This modern yet character-filled space boasts a central island, ample cupboard storage, a large basin sink, integrated dishwasher and a five-burner gas hob. Exposed brickwork adds charm throughout, including a feature back wall and the hob area. The kitchen has been extended and benefits from a skylight, enhancing the sense of light and space. Bi-fold doors open directly onto the private rear garden, creating a seamless indoor-outdoor flow ideal for entertaining.

First Floor

Upstairs, the first floor offers a modern family bathroom positioned to the rear of the property with views over the garden. There are two well-proportioned double bedrooms and a further single bedroom, which could also be utilised as a home office or nursery.





Outside

Externally, the private rear garden can be accessed from both the main house and the annex, offering flexibility and a pleasant outdoor retreat. This unique and spacious property combines modern living with character features and exceptional flexibility, making it a rare and highly desirable opportunity.

Agents Note

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

Annexe

A standout feature of this property is the separate self-contained annexe, located to the side of the home. The annexe has its own private front entrance, complete with an accessible sloped approach suitable for wheelchairs or pushchairs. Inside, the annex comprises a fitted kitchen with a four-burner gas oven, a cosy lounge area, and a hallway leading to a double bedroom.

There is a bathroom with shower facilities, and a second double bedroom located at the rear, featuring patio doors opening onto the same private garden. A utility area is neatly integrated, and a loft hatch provides additional storage 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.

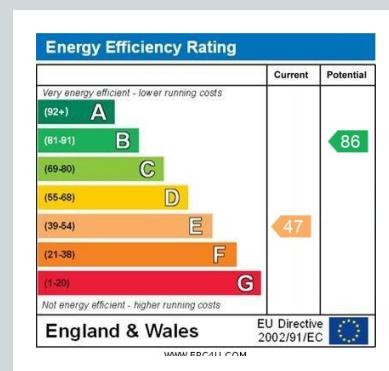
Services

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

Blaby District Council [Tel:01162-750555](tel:01162-750555).

Council Tax Band-C



Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203

Email lutterworthproperty@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

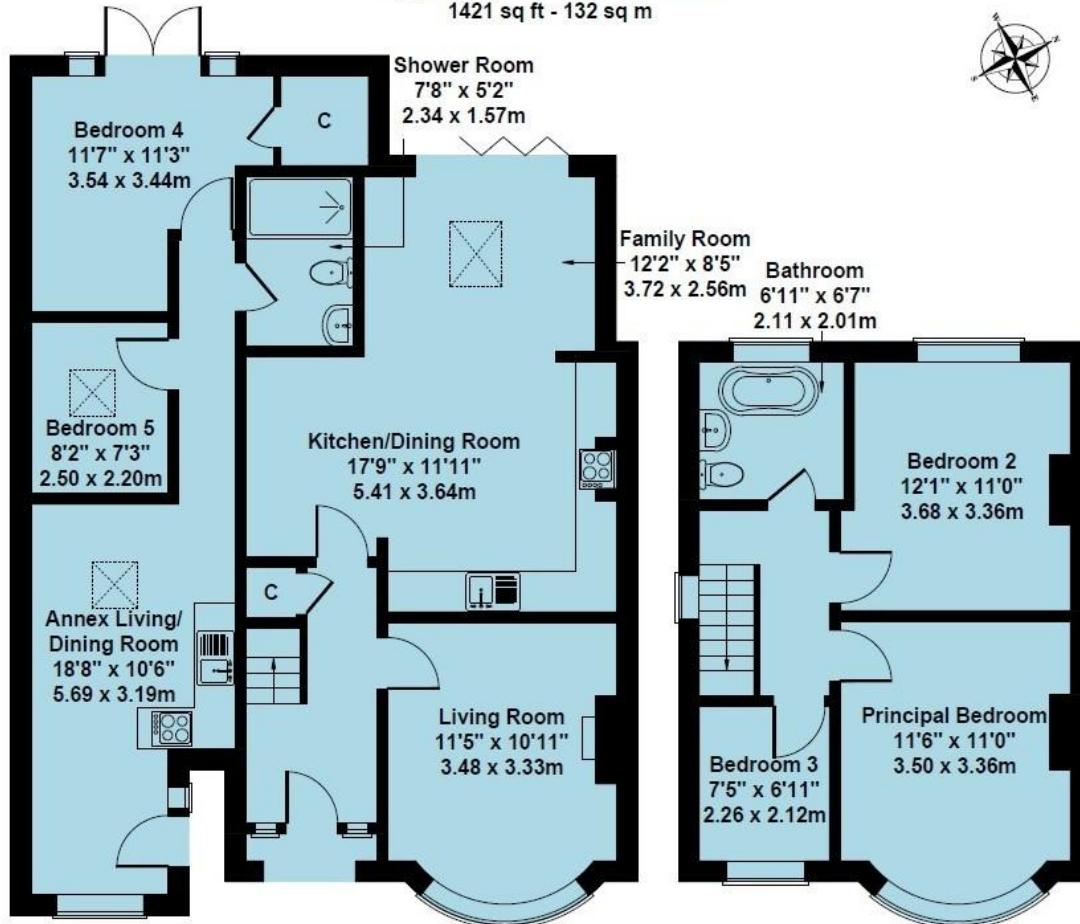
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Approximate Gross Internal Area
1421 sq ft - 132 sq m



Not to Scale. Produced by The Plan Portal 2026
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.



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