



35 Gale Close, Lutterworth, Leicestershire, LE17 4LL

HOWKINS &  
HARRISON

35 Gale Close, Lutterworth,  
Leicestershire, LE17 4LL

Offers in Excess of: £300,000

This three bedroom detached property, with detached single garage, is offered to the market with no onward chain. Situated in the popular Leicestershire town of Lutterworth, the property is conveniently located, being in close proximity to Lutterworth town centre and the major motorway networks.

#### Features

- Popular residential location
- Close to Lutterworth town centre and its amenities
- Three bedrooms
- Master with en-suite shower room
- Open plan Sitting/dining room
- Downstairs cloakroom
- Enclosed rear garden
- Single garage
- Off-road driveway parking
- No onward chain



## Location

Lutterworth is a pretty market town 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. The town offers many amenities including an abundance of shops, ranging from independent retailers to national chains, and supermarkets, including Morrisons, Waitrose and Aldi. 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 is accessed under a covered storm porch, opening into the entrance hall, with stairs rising to the first floor and doors leading through to the open plan sitting/dining room and the downstairs cloakroom, fitted with a wash hand basin and WC. The sitting/dining room runs the full length of the property and benefits from being dual aspect with windows to the front and glazed French doors to the rear elevation. The room is neatly divided into a sitting area and dining area, with the focal point of the sitting room being the fireplace with electric fire inset. The dining area enjoys views over the garden and a door leads through to the kitchen which comprises of a range of base and eye level units with complementary worksurfaces over. Fitted appliances

include an electric oven with a four-ring gas hob and extractor hood above. There is space with plumbing for a dishwasher and washing machine. A window overlooks the garden and a door provides access to the outside.

## First Floor

The first floor landing has doors leading to the bedrooms, family bathroom and a useful airing cupboard. The master bedroom is located to the front aspect and benefits from its own en-suite shower room fitted with a low-level flush WC, pedestal wash hand basin and a shower enclosure, with tiling to the splashback areas. Bedroom two is a further double room situated to the rear elevation, whilst bedroom three is located to the front of the

property. The family bathroom is fitted with a white suite comprising of a low-level flush WC, pedestal wash handbasin and panelled bath with part tiling to the walls.

## Outside

To the front of the property is a tarmac driveway which provides ample off-road parking in front of a detached single garage, with light and power connected. There is an area laid to lawn and a pathway to the opposite side leading to the rear garden. The rear garden is fully enclosed and mainly laid to lawn, with a paved patio area which provides an ideal space for outdoor seating and alfresco dining. To the rear of the garden is a large garden shed, ideal for storage.

## Viewing

Strictly by prior appointment via the selling agents. Contact 01455 559203.

## Fixtures and Fittings

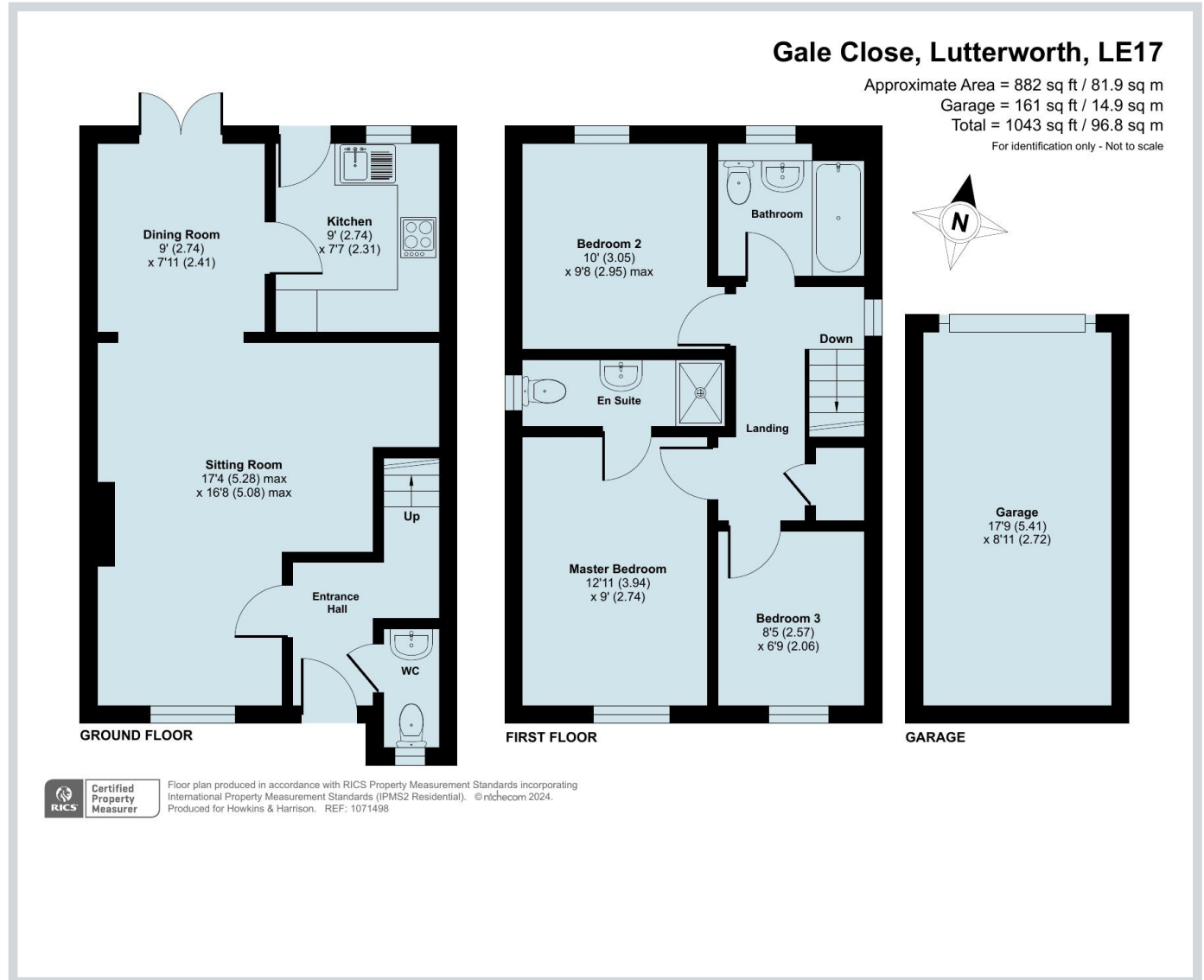
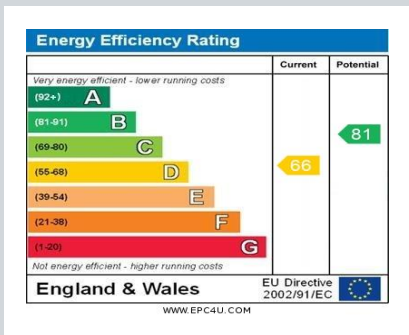
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 01858 828282.  
Council Tax Band – D.



## 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.



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.