



5 Palmer Drive, Lutterworth, Leicestershire, LE17 4BU  
Draft Particulars

HOWKINS &  
HARRISON

5 Palmer Drive,  
Lutterworth,  
Leicestershire, LE17 4BU

Guide Price: £210,000

This charming two bedroom bungalow offers excellent potential for modernisation, making it a fantastic opportunity for customisation and future development. Benefits include two good size bedrooms, bathroom, kitchen, sitting room, hallway and outside store room. Gardens to both the front and rear. Convenient location close to local amenities.

#### Features

- Good central location in Lutterworth
- Two good size bedrooms with storage
- Bathroom with white suite
- Kitchen
- Hallway and storage room
- Gardens front and rear
- Gas central heating & double glazing
- Garden shed and outside store
- Close to local amenities
- Energy Rating- C



## 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

As you enter, you are greeted by a spacious sitting room to the left, filled with natural light, creating a bright and airy atmosphere. To the right, the first bedroom features double built-in wardrobes, providing ample storage space. At the rear of the property, you'll find the second bedroom, also with built-in storage.

Across from the second bedroom, the main bathroom is conveniently located. Moving through the home, you'll reach the kitchen diner, which overlooks the garden, offering a peaceful view.

Loft and wall cavity insulation, with power and lighting connected to loft.

## Outside

Outside there is a front garden which is mainly laid to lawn with path to front door. To the rear there is a garden which will need some TLC. Adjacent to the kitchen is additional storage room that leads out to the garden, where you'll find a recently added shed, perfect for extra storage. There is also gated side access with paved walkway to the rear to allow for bin access.

## Viewing

Strictly by prior appointment via the selling agents Howkins and 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

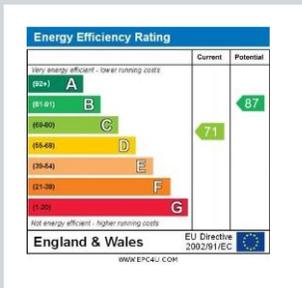
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Agents Note

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

## Local Authority

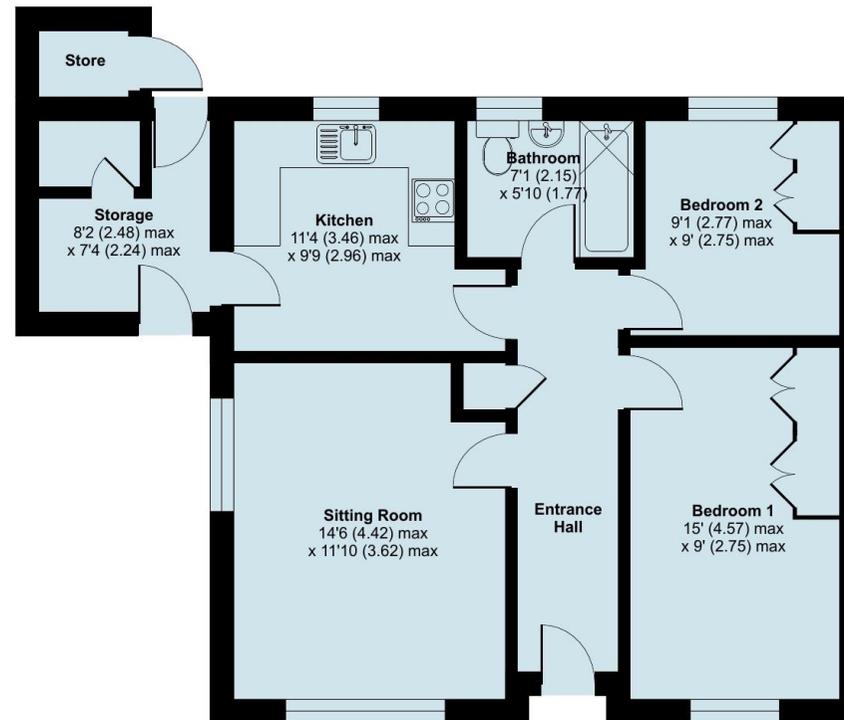
Harborough District Council Tel:01858-828282.  
Council Tax Band – B



## Palmer Drive, Lutterworth, LE17

Approximate Area = 717 sq ft / 66.6 sq m

For identification only - Not to scale



GROUND 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: 1261427

## 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.