



1 Dale Close, Lutterworth, Leicestershire, LE17 4FW

HOWKINS &  
HARRISON



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Lutterworth, Leicestershire,  
LE17 4FW

Offer In Excess Of: £250,000

Situated in a quiet close, this charming two-bedroom semi-detached property offers a perfect blend of comfort and convenience. The property is tastefully presented throughout and is ideally located just a short walk from the town centre, allowing easy access to a variety of shops, cafes, and local amenities. Upon entering, you will be greeted by an inviting open plan kitchen/lounge/dining area, designed to maximise light and space, making it a delightful environment for day-to-day living. There are two well-proportioned bedrooms and the property further benefits from an enclosed rear garden and driveway parking.

### Features

- Popular residential area
- Semi detached property
- Well presented throughout
- Situated in a quiet close
- Within walking distance to Lutterworth town centre
- Two well proportioned bedrooms
- Open plan kitchen/lounge/dining room
- Downstairs cloakroom
- Enclosed rear garden
- Off-road driveway parking
- Gas central heating
- Build warranty until 2030



## 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.

## Agents Note

The property is subject to a maintenance charge of £174.32 payable six monthly. Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Ground Floor

The property opens into a hallway which is open plan to the ground floor accommodation which comprises of a spacious kitchen/lounge/dining room. This light and airy space has wood effect flooring throughout and multi aspect windows, which includes an attractive bay window and glazed French doors to the rear, which afford plenty of natural light and provide access to the garden. The kitchen is fitted with a comprehensive range of white high gloss base and eye level units with complementing wood effect work surface over, which extends to a seated breakfast bar. Fitted appliances include an electric oven and a four-ring gas hob with extractor hood above, with integrated appliances to include a fridge/freezer and a dishwasher, along with space and plumbing for

a washing machine. There is a useful understairs cupboard, ideal for storage, and a downstairs cloakroom fitted with a wash hand basin and WC.

## First Floor

To the first floor there are two well proportioned bedrooms and a bathroom. Both bedrooms boast dual aspect windows, with the master bedroom benefiting from a window overlooking the garden. The bathroom is fitted with a white suite comprising of a panelled bath with glass shower screen and shower over, pedestal wash hand basin and WC. There is tiling to the floor and contemporary tiling to the walls.

## Outside

To the front of the property and driveway provides parking for two vehicles to the side of which, is a fore garden laid to lawn, low level hedge screening and a paved pathway leading to the front door. A side gate leads to the fully enclosed rear garden, which is mainly laid to lawn with a paved patio area providing an ideal space for outdoor dining and entertaining. To the rear of the garden is a garden shed, suitable for storage, and a raised decked area with pergola above which provides a further outside seating and dining area.

## Viewing

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

## Fixtures and Fittings

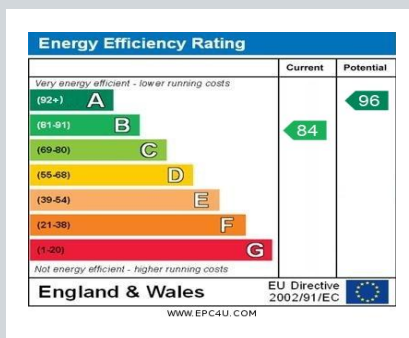
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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.

## Local Authority

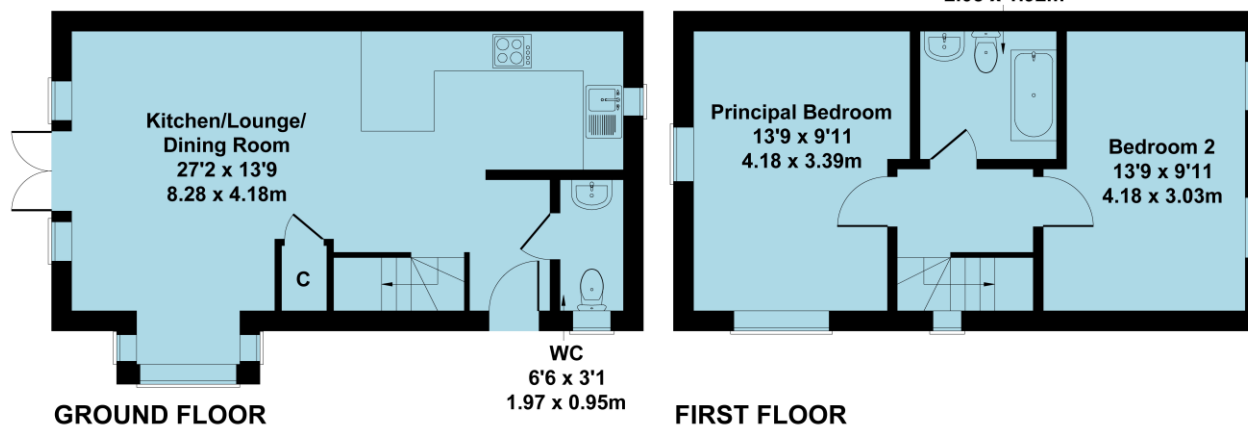
Harborough District Council. Tel:01858-828282.  
Council Tax Band – B.



## 1 Dale Close Lutterworth LE17 4FW

Approximate Gross Internal Area  
71 sq ft - 764 sq m

Bathroom  
6'9 x 6'4  
2.05 x 1.92m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

## 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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