



Meadow Cottage, Leicester Road, Lutterworth, LE17 4LX
Draft Particulars

HOWKINS &
HARRISON

Meadow Cottage,
Leicester Road,
Lutterworth, LE17 4LX

Guide Price: £700,000

A beautiful, individually designed four-bedroom detached home located on the outskirts of Lutterworth. This property benefits from a spacious open-plan kitchen, dining, family area, separate living space boasting stunning views over the rolling fields of the South Leicestershire countryside. Viewing is highly recommended to really appreciate what this property has to offer.

Features

- Four double bedrooms
- Stunning views to open countryside
- Open plan living
- Separate sitting room
- En-suite to master bedroom
- Gated off-road parking
- Double garage with electric roller door
- Private rear garden
- UPVC double glazing
- Gas fired central heating
- Close to Lutterworth town centre and its amenities



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 6.8 miles north of Rugby and 15 miles south of Leicester.

The town offers many amenities including an abundance of shops, ranging from independent retailers to national chains, and supermarkets, including Morrisons and Waitrose. 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.



Ground Floor and First Floor Accommodation

The property is entered through double composite doors with glass paneling into the large and spacious open plan entrance hall/ kitchen/ dining area with solid oak flooring throughout. From the entrance hall, there are doors to the sitting room, utility room and an oak, dogleg staircase with glass panels rising to the first floor. The kitchen space features a range of fitted base units with granite work surfaces. It includes an integrated dishwasher, DeLonghi gas range cooker with extractor hood over, a double Belfast sink with drainer and mixer tap over with a window to the rear aspect overlooking the stunning countryside. There is space for an American style fridge/freezer. From the kitchen area, there is an external stable door to the side aspect giving access to the garden and the driveway. There is a door through to the utility section housing the wall mounted gas Worcester boiler, with space and plumbing for a washing machine/tumble dryer and a window with fitted shutter blinds to the front aspect. A further stable door provides access to the side aspect, and a door leads from utility room into the WC/cloakroom, with window to the front aspect, fitted with shutter blinds, and featuring a low level flush WC and a vanity unit with wash hand basin.

From the entrance hall, a door leads to the beautiful sitting room with floor to ceiling bi-folding doors opening into the rear garden. The lounge boasts a feature gas fire with tiled hearth and brick inglenook. From the entrance hall there is an opening to the snug which features a log burner three, floor to ceiling windows to the side aspect, facing the private drive. There are also three postbox windows on the opposing aspect making the room incredibly light and airy. At the end of the snug, stands a second set of oak stairs, leading up into a separate bedroom with windows to side aspects.

The oak stairs lead to the galleried landing with doors leading to three bedrooms and the family bathroom. The master bedroom is a very good size and features floor to ceiling windows to the rear aspect with stunning views over the fields beyond. Two Velux windows in pitched roof. There is a door through to the en-suite shower room with low level flush WC, pedestal wash hand basin and shower cubicle with handheld shower and waterfall shower overhead. The en-suite is a Jack and Jill style and also serves bedroom two. Further door through to the dressing room with oak flooring which opens into bedroom two with bespoke shelving and two Velux windows in pitched roof. Bedroom three has windows to three aspects making it incredibly light and airy. The family bathroom features a stand-alone roll top bath with telephone handheld shower head, low level flush WC, pedestal wash hand basin and Victorian style wall mounted heated towel rail.





Outside

The property is entered via electronically controlled double gates through on to the private, graveled driveway. The driveway allows access to the double garage with electric roller doors. The garage features power and light.

The garden can be accessed by many points of the property, including the sitting room, kitchen and utility room. The garden has been landscaped and features a picket fence, water feature, decorative pebble borders with a variety of plants and shrubs, as well as a raised decked area and two patios, perfect for entertaining. The garden is mainly laid to lawn and has beautiful views across open countryside from every angle.

Agents Note

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



A unique property, finished to the highest of standards, with space and light in abundance. Boasting contemporary open-plan living - a truly stunning property.





Viewing

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

Fixtures and Fittings

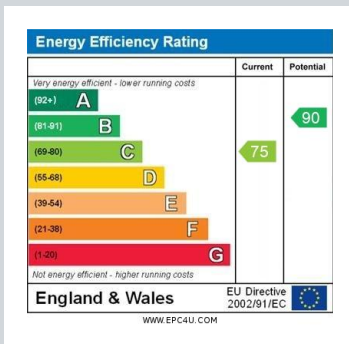
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – F.



Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203
Email lutterworthproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

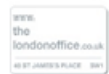
Meadow Cottage Leicester Road Lutterworth LE17 4LX

Approximate Gross Internal Area
2745 sq ft - 255 sq m



Not to Scale. Produced by The Plan Portal 2026

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.