26 Carlson Gardens, Lutterworth, Leicestershire, LE17 4DP

HOWKINS & HARRISON

26 Carlson Gardens, Lutterworth, Leicestershire, LE17 4DP

Guide Price: £220,000

Situated in a quiet and convenient location, just a short distance from the heart of Lutterworth town centre, this three-bedroom semi-detached home offers an excellent opportunity for buyers looking to modernise and create a property tailored to their own individual style and requirements. Ideally positioned for access to a wide range of local amenities, shops and services, the property also benefits from a private garden, single garage and off-road parking. Offering plenty of potential, this home presents an exciting opportunity for those wishing to add value and create a comfortable home in a popular residential location.

Features

- Three bedrooms
- Sitting/dining room
  Downstairs cloakroom
- Parking and single garage
- Enclosed garden
- Within walking distance to the town centre
- Popular residential location
- No onward chain

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, in Warwickshire 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. There are numerous restaurants, pubs and wine bars and a number of hotels including a traditional coaching inn, a local public house with rooms, and a Travel Lodge. The schooling in Lutterworth is very popular and the property is located within walking distance of a number of highly regarded schools including Lutterworth High School and Lutterworth College.

Ground Floor

The property is approached via a front garden, with a pathway leading to the front entrance. On entering, you are welcomed into a central hallway which provides access to the main living accommodation, along with useful storage and a convenient downstairs cloakroom with wash hand basin and WC.
The spacious sitting/dining room, providing plenty of space for both comfortable seating and dining furniture. The front facing windows allow plenty of natural light, while patio doors to the rear open directly onto the garden. A staircase provides access to the first floor. The kitchen overlooks the rear garden and benefits from a range of base and wall units with complementing worktops. There is space for a range of appliances, including an oven, fridge/freezer, washing machine and dishwasher. A useful door provides direct access to the rear garden.

First Floor

The first floor offers three bedrooms and a family bathroom. The principal bedroom is located to the front of the property and benefits from a large window, affording plenty of natural light and benefits from a useful storage cupboard. Bedroom two is a good sized double bedroom also facing the front aspect and includes a storage cupboard, whilst bedroom three is situated to the rear. The family bathroom comprises a bath with shower over, wash hand basin and WC.

Outside

The rear garden provides a good sized outdoor area with a patio immediately adjoining the property. A gate to the rear provides access to the single garage and parking. The property benefits from a fore garden which has a small lawn and is bordered by mature planting.

Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. ContactTel:01455-209555.

Fixtures and Fittings

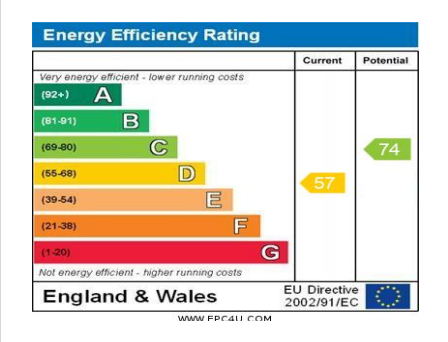
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.



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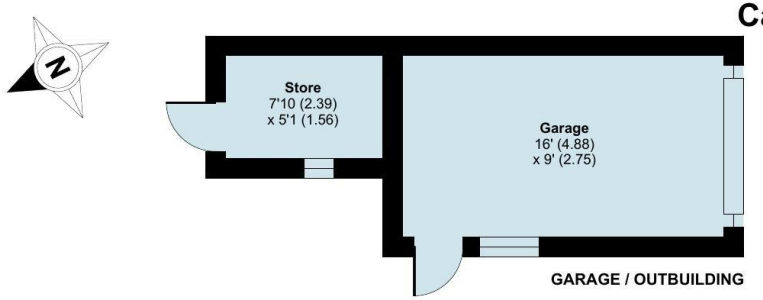
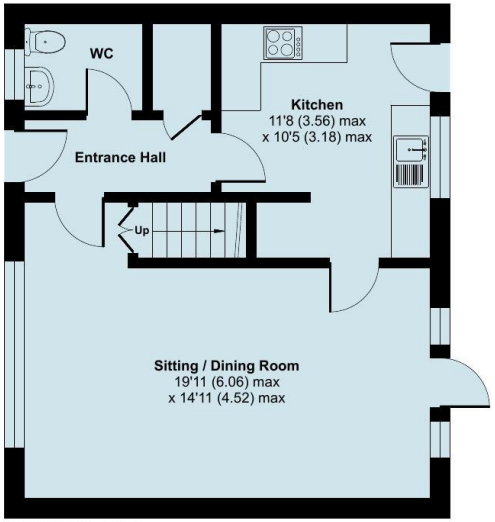
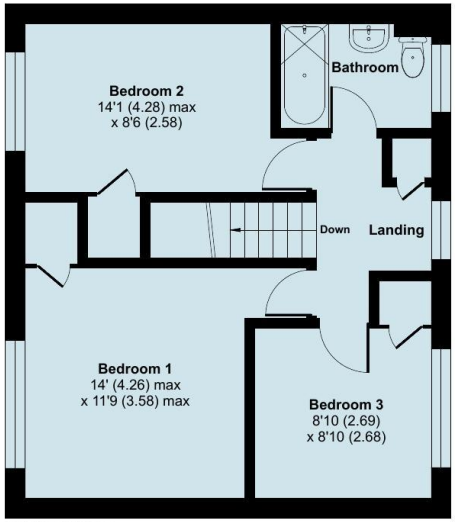
Approximate Area = 958 sq ft / 89 sq m
Garage = 144 sq ft / 13.3 sq m
Outbuilding = 40 sq ft / 3.7 sq m
Total = 1142 sq ft / 106 sq m
For identification only - Not to scale





GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Howkins & Harrison. REF: 1515568

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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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