



56 Greenacres Drive, Lutterworth, Leicestershire, LE17 4TQ

HOWKINS &  
HARRISON

56 Greenacres Drive,  
Lutterworth, Leicestershire,  
LE17 4TQ

Guide Price: £275,000

This spacious three bedroom detached property, located in a popular residential area, presents an exciting opportunity for buyers seeking a renovation project, offering the potential to extend and modernise, making it an ideal purchase for investors or buyers looking to create a home tailored to their own tastes. The property benefits from a driveway providing off road parking for several vehicles in addition to an integral single garage, offering further storage or scope for conversion (Subject to obtaining planning permission). Conveniently situated close to Lutterworth town centre and all its amenities.

### Features

- Three double bedrooms
- Two reception rooms
- Detached property
- Off-road driveway parking
- Integral single garage
- South-east facing garden
- Full renovation project offering excellent scope and potential
- No chain
- Close to Lutterworth town centre



## 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. There are numerous restaurants, pubs and wine bars and hotels including a traditional coaching inn. The schooling in Lutterworth is very popular with a number of highly regarded schools including Lutterworth High School and Lutterworth College.



## Ground Floor

Upon entering the property, you are welcomed via a useful porch area, ideal for coats and shoes, which leads directly into a bright and generously proportioned sitting room. This inviting living space is enhanced by large front facing windows, affording plenty of natural light, and is centred around a gas fireplace, creating a focal point for the room. The sitting room opens through to a dining area, providing an excellent layout for both everyday family living and enjoys direct access to the rear garden via sliding patio doors. The kitchen offers ample space for redesign and modernisation. Currently fitted with a comprehensive range of kitchen units with work surfaces and a sink positioned to overlook the garden, the space lends itself well to reconfiguration. From the

kitchen, there is access to a downstairs cloakroom, the integral garage, and a rear door providing further access to the garden.

## First Floor

The spacious landing is flooded with natural light from a large window, with doors leading to three well proportioned double bedrooms and the family bathroom. The principal bedroom is located to the front and benefits from built-in wardrobe space, while the second bedroom overlooks the rear garden. The third bedroom, also a double, is positioned to the front of the property. The family bathroom comprises a bath with shower over, wash basin with vanity unit, and WC. There are two additional storage

cupboards located on the landing, ideal for use as airing cupboards or general storage. There is also access to the loft space.

## Outside

The south-east facing garden benefits from a good degree of natural sunlight throughout the day and features a patio seating area, ideal for outdoor dining, along with convenient side access to the front of the property. The garden is mainly laid to lawn with mature planted borders, and also includes a greenhouse.

## Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01788-564666.

## 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 – C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



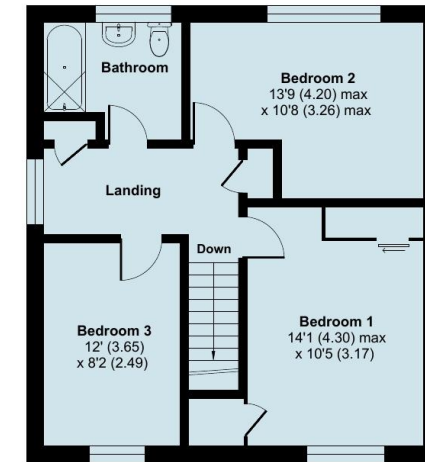
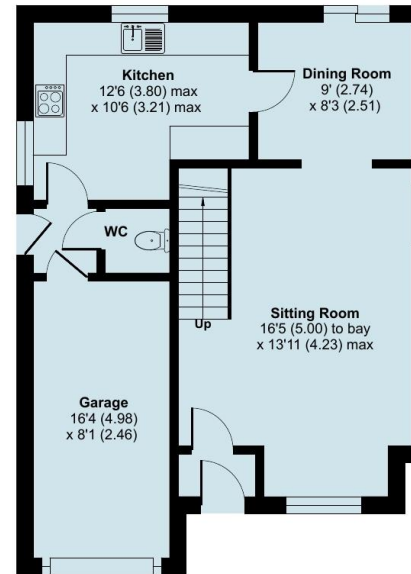
## Greenacres Drive, Lutterworth, LE17

Approximate Area = 1074 sq ft / 99.7 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 1209 sq ft / 112 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Howkins & Harrison. REF: 1435564

## Howkins & Harrison

### 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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