



1 Buttercup Close, Lutterworth, Leicestershire, LE17 4QX

HOWKINS &
HARRISON

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Leicestershire, LE17 4QX

Guide Price: £485,000

A beautifully presented four bedroom detached family home with double garage and private garden bar. Offering a well-established front garden with additional parking and overlooks a green park and children's play area, offering an ideal setting for families.

Features

- Beautifully presented detached family home
- Four bedrooms
- Large open-plan kitchen & dining area.
- Additional reception room
- Generously sized living room
- Downstairs WC
- Family bathroom & en-suite
- Private garden backing onto open fields
- Double Tandem garage & parking
- EV charger located on the side of the property



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 through the front door, you're greeted by a spacious entrance hall featuring modern flooring and oak doors throughout, creating a luxurious feel. To the left, the generously sized living room has been tastefully decorated and features an electric fireplace and French doors opening onto the rear garden, perfect for relaxing or entertaining.

Off the hallway is a convenient downstairs WC. Following the hallway through to the large open-plan kitchen and dining area. This beautifully designed space includes the following integrated appliances: dishwasher, fridge/freezer, double oven, microwave, and a central 4-ring gas hob. French doors lead out to the rear garden, allowing plenty of natural light and views of the private outdoor space. A spacious utility room sits just off the kitchen, providing additional storage, a sink, and plumbing for a washing machine and dryer. It also offers rear access to the garden and side access through a gate to the driveway. There's also an additional reception room, ideal for a home office or study, with fitted desk space, drawers, and garden views.





First Floor

The wrap around staircase leads to a bright and airy landing with a large window overlooking the front of the property. Conveniently placed, off the landing are two large storage cupboards and an airing cupboard. The home offers four generously sized double bedrooms. The master bedroom is generously sized, large enough for an emperor size 7ftx7ft bed, featuring fitted wardrobes, dual-aspect windows with rear field views and an en-suite with shower, WC, sink, towel rail and front-facing window.

The second bedroom is another large double with windows overlooking the rear garden and open fields, along with a built-in double wardrobe. Bedroom three is another spacious double room with views over the garden and open countryside. The fourth bedroom is a comfortable double room currently accommodating a king size bed, overlooking the front of the property. The family bathroom features a bath with overhead shower, sink, WC, towel radiator, and double windows to the front.

Outside

The large rear garden is completely private and backs onto open fields. It has been beautifully landscaped with decking and paved areas, providing ample space for outdoor entertaining.

A purpose-built bar, complete with electricity, makes this garden truly unique and ideal for hosting gatherings. The property also includes a double tandem garage, with rear storage space and a decked seating area adjacent to it. With a large driveway and additional parking to the front of the property. This home also features an EV charger located on the side of the 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.

Agents Note

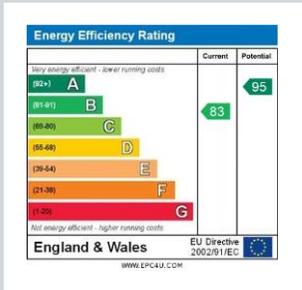
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

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](tel:01858-828282).
Council Tax Band-F



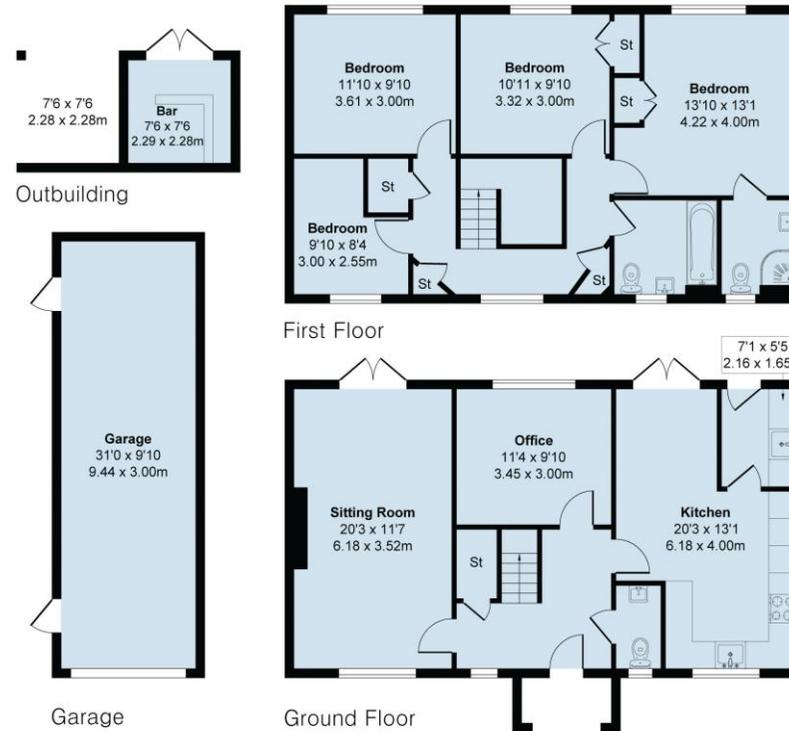
Approximate Gross Internal Area 1486 sq ft - 138 sq m (Excluding Garage & Outbuilding)

Ground Floor Area 743 sq ft – 69 sq m

First Floor Area 743 sq ft – 69 sq m

Garage Area 305 sq ft – 28 sq m

Outbuilding Area 56 sq ft – 5 sq m



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