



1b Maino Crescent, Lutterworth, Leicestershire, LE17 4QW

HOWKINS &
HARRISON

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Leicestershire, LE17 4QW

Guide Price: £350,000

This new modern and well presented detached home is located in close proximity to the town center and its amenities. The property is a two year old self build property with no onward chain. Benefits from; Three bedrooms and a family bathroom, downstairs- a superb open plan kitchen/living room featuring bi-fold doors to garden with separate sitting room, cloakroom, storage cupboard and convenient utility room. Outside there is a garden which is part lawned and large outbuilding with pergola feature.

Features

- Well presented detached home with no onward chain
- Three bedrooms
- Open plan kitchen/living room
- Sitting room & office
- Convenient utility room & Storage cupboard
- Downstairs Cloakroom
- Family bathroom with shower & bath
- Large outbuilding & feature pergola
- Front and rear gardens
- Energy Rating- B



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

Enter the property into the hallway which to the rear, features a lovely well presented open plan kitchen/living room with bi-fold doors opening out to the garden. There are modern kitchen units, integrated appliances to include fridge/freezer, induction hob and oven. There is a central island. This room features sky lights and underfloor heating. To the front of house is the sitting room, an office, convenient utility room which houses the washer/dryer, downstairs cloakroom and a storage cupboard. From the hallway the stairs rise to the first floor.

First Floor

From the landing there are three bedrooms, and a family bathroom which boast a white suite with shower and bath.

Outside

Outside to the front there is a garden which is ready to be landscaped. To the rear of the property there is a part lawned area and lovely large outbuilding with electrics and feature pergola. The current owner will be completing the landscaping.

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.

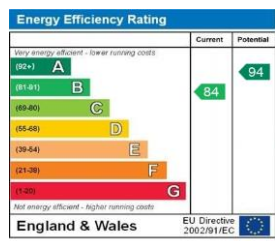
Agents Note

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

Local Authority

Harborough District Council Tel:01858-828282.

Council Tax Band – D

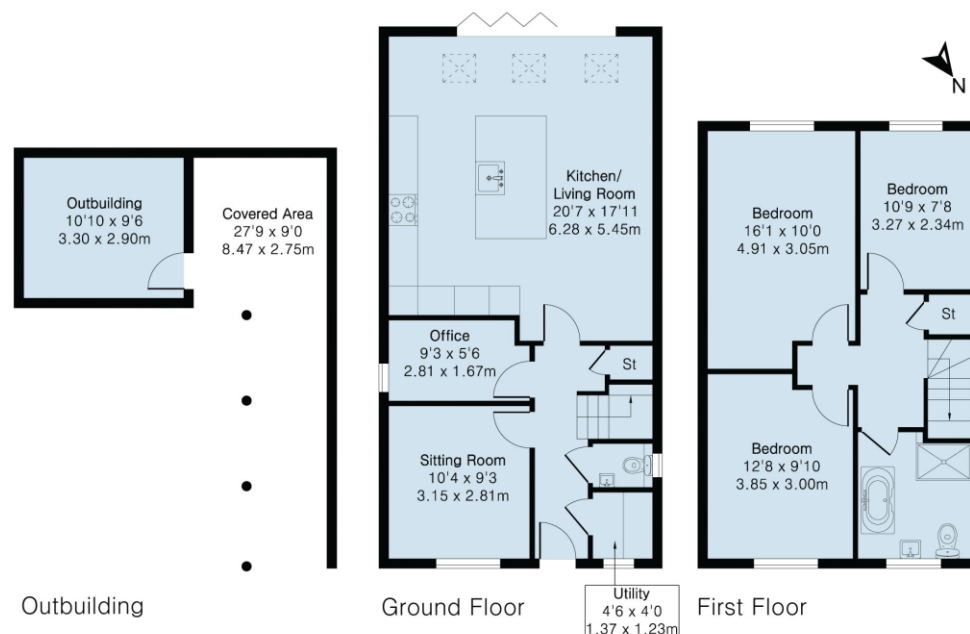


Approximate Gross Internal Area 1147 sq ft - 107 sq m (Excluding Outbuilding)

Ground Floor Area 631 sq ft – 59 sq m

First Floor Area 516 sq ft – 48 sq m

Outbuilding Area 103 sq ft – 10 sq m



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

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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