



8 Greenfield Avenue, Lutterworth, Leicestershire, LE17 4FX

HOWKINS &  
HARRISON



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Leicestershire, LE17 4FX

Guide Price: £254,500

Built in 2020, this modern two-bedroom home is beautifully presented throughout and designed with comfort and contemporary living in mind. Boasting an open plan kitchen/family room, modern bathroom, an attractive low maintenance rear garden and off-road vehicular parking.

### Features

- Contemporary open plan kitchen/family room with breakfast bar, integrated appliances & media wall
- Fibre optic internet connectivity
- Low maintenance northwest-facing garden
- Boarded loft with ladder and light
- House alarm
- Amtico flooring
- Off-street parking for two vehicles
- Boiler regularly serviced every year since built in 2020
- Close to Lutterworth town centre and all its amenities

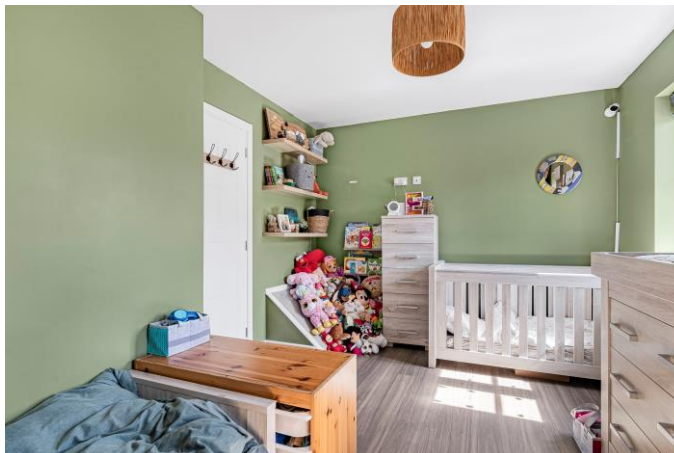


## Location

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 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.

## Agents Note

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



## Ground Floor

From under a covered storm canopy, the property opens into the entrance hall, which has hanging space for coats and is fitted with Amtico wood effect flooring, which continues throughout the ground floor. The entrance hall area leads to the open plan kitchen/family room, a lovely light and airy social space, ideal for entertaining or relaxed everyday living. The kitchen area features quality finishes, fitted with a range of light grey shaker style base and eye level units, with wood effect worksurfaces and a seated breakfast bar, complemented by floor lighting. Integrated appliances including a built-in fridge/freezer, dishwasher, a five-ring gas hob with extractor hood above and an electric oven. There is also space with plumbing for a washing machine. The family area

has attractive pale green panelling to one wall and a built-in media area which includes drawer storage and shelving, with French doors leading out to a landscaped northwest-facing garden, perfect for summer evenings and outdoor dining.

## First Floor

The master bedroom is located to the rear which overlooks the garden, whilst bedroom two is situated to the front aspect, benefitting from a continuation of the ground floor Amtico flooring. The family bathroom comprises of a white suite with a panelled bath with glass shower screen and shower over, pedestal wash hand basin, heated towel radiator and a WC.

## Outside

To the front of the property is a gravelled area with a pathway leading to the front door, to the side of which is a driveway offering parking for two vehicles. A side gate leads through to the rear garden which is mainly laid to artificial turf. A raised terraced patio, edged with wooden sleepers, provides an ideal outdoor space for dining and entertaining. Steps lead down to the main lawn where there are two further patio areas, one ideal for outdoor seating, whilst the other is under a covered pergola providing an ideal space for BBQ's. There is also a wooden garden shed, ideal for storage.



## Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact [Tel:01455-559203](tel:01455-559203).

## Fixtures and Fittings

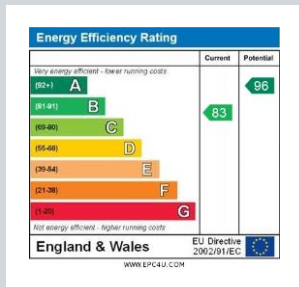
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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

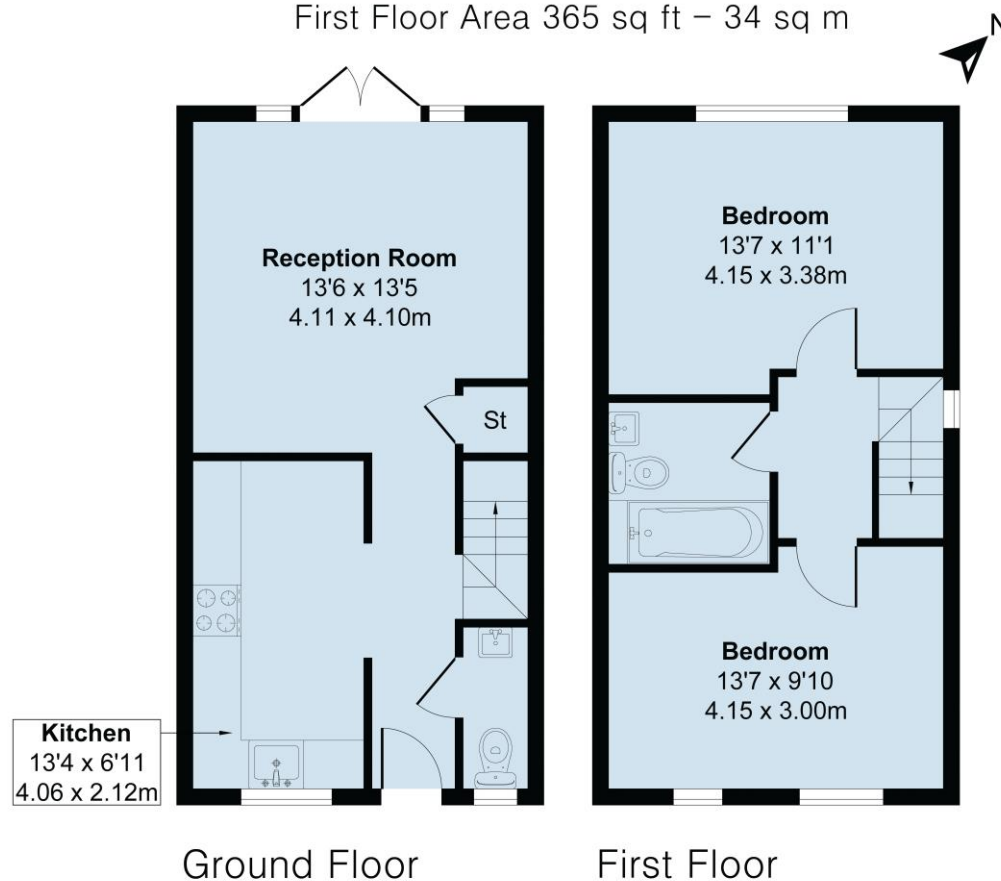
Harborough District Council Tel:01858-828282.  
Council Tax Band – B



**Approximate Gross Internal Area 730 sq ft - 68 sq m**

Ground Floor Area 365 sq ft – 34 sq m

First Floor Area 365 sq ft – 34 sq m



## 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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