



23 Broadleaf Road, Lutterworth, Leicestershire, LE17 4GD

HOWKINS &  
HARRISON

23 Broadleaf Road, Lutterworth,  
Leicestershire, LE17 4GD

Guide Price: £280,000

Nestled within a quiet and highly sought after residential estate and conveniently positioned within easy reach of Lutterworth town centre, this immaculately presented two-bedroom new build home offers a superb opportunity for first-time buyers, or small families seeking a modern, low-maintenance property finished to a high standard throughout. Set back from the road, the property immediately impresses with its attractive frontage, featuring a private driveway providing off-road parking for two vehicles. This superb home combines modern design, practical living space, and a peaceful yet convenient location, making it an ideal choice for a wide range of buyers.

### Features

- Quiet estate within easy reach of Lutterworth town centre
- Lovely modern new build home
- Spacious open-plan kitchen, living, and dining area with integrated appliances
- Two double bedrooms
- Versatile downstairs storage
- Family bathroom & cloakroom
- Off-road parking for two vehicles
- Low-maintenance tiered rear garden with side access
- Close to local amenities
- 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 6.8 miles north of Rugby and 15 miles south of Leicester. Rugby Train Station being on the direct line to Euston in 50 minutes.

The town offers many amenities including an abundance of shops, ranging from independent retailers to national chains, and supermarkets, including Morrisons and Waitrose. 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.



## Ground Floor

Upon entering the property, you are welcomed into a bright and inviting hallway, setting the tone for the well-maintained interior. To the right hand side is a convenient downstairs WC, ideal for everyday use and perfectly suited as a cloakroom for guests.

Continuing through, the home opens into a stylish and contemporary open-plan kitchen, living, and dining space, the true heart of the home and perfectly designed for modern lifestyles. The kitchen is both practical and elegant, boasting a range of fitted units offering generous storage, complemented by marble-effect work surfaces and a sleek finish. Benefiting from Amtico Signature flooring - Marlow oak herringbone downstairs.

Integrated appliances include a fridge freezer and dishwasher, alongside a four-ring gas hob, while there is also designated space for a washing machine. A sink positioned beneath a front-facing window allows for natural light, and the addition of spotlights and a breakfast bar further enhances both functionality and aesthetic appeal.

The living area is spacious and versatile, offering ample room for a comfortable lounge setup as well as a dining area or even a contemporary media wall. A useful under-stairs storage cupboard provides excellent additional space for coats, shoes, and everyday essentials, helping to keep the home clutter-free. French doors to the rear create a seamless transition to the outdoor space, flooding the room with natural light and enhancing the sense of openness.



## First Floor

To the first floor, the property continues to impress with two generously sized double bedrooms, both offering excellent proportions and flexibility. The rear-facing bedroom enjoys views over the garden and benefits from an abundance of natural light, with ample space for larger wardrobes and additional furnishings. The second double bedroom, positioned at the front of the property, is equally well-sized and offers scope for fitted or freestanding storage solutions. Upstairs benefits from Premier Chiffon - Cream carpet (thick pile).

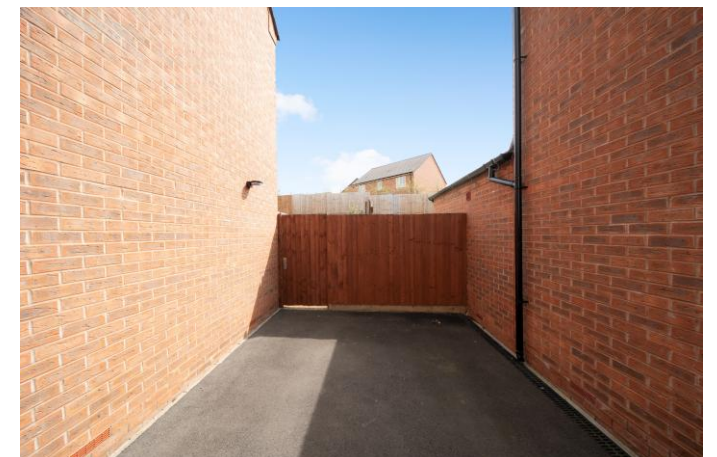
The family bathroom is finished in a clean and modern style, featuring a bath with overhead shower, wash basin, WC, and a heated towel radiator, providing both comfort and practicality. Further enhancing the home is the loft space, accessible from the landing via a fitted ladder and complete with lighting and electricity, ideal for additional storage or potential further use (subject to relevant permissions).

## Outside

Externally, the rear garden is a standout feature of the property. Thoughtfully designed across three tiers, it offers a variety of usable spaces ideal for entertaining, outdoor dining, or family enjoyment. The garden benefits from an east-facing aspect, making it perfect for enjoying morning sunshine, and has been designed with low maintenance in mind. There is also convenient side access leading directly to the driveway, providing off-road parking for two vehicles.

## Agents Note

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



## 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.

## 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

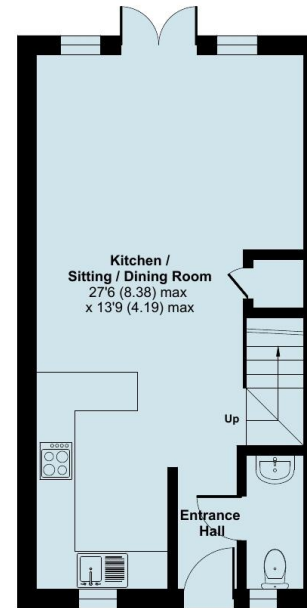
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



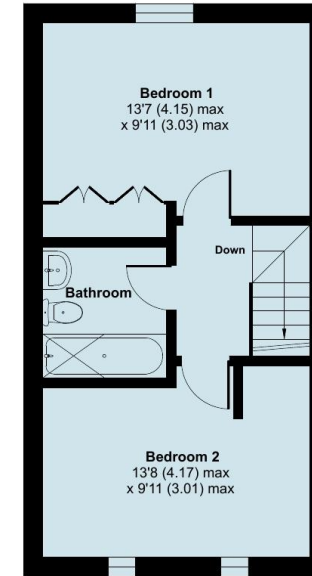
## Broadleaf Road, Lutterworth, LE17

Approximate Area = 756 sq ft / 70.2 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). © nchecom 2026. Produced for Howkins & Harrison. REF: 1440636

## 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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