



54 Poppy Road, Lutterworth, Leicestershire, LE17 4UW

HOWKINS &
HARRISON

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Leicestershire, LE17 4UW

Offers In Excess Of: £350,000

Tucked away within a quiet and popular residential location, this beautifully presented three bedroom detached home occupies a corner plot and offers versatile living accommodation ideal for modern family life. The property further benefits from a generous and newly laid patio area, ideal for outdoor entertaining, with a garage and off-road driveway parking. Offered to the market with no onward chain.

Features

- Detached family home
- Three bedrooms
- Occupying a generous corner plot
- Off-road parking
- Single garage with EV charging point
- Open plan kitchen/dining room
- Utility room
- New boiler fitted
- Private, low-maintenance rear garden
- Newly laid paved patio
- Close to Lutterworth town centre and its amenities
- No chain



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. The schooling in Lutterworth is very popular and the property is located within walking distance of a number of highly regarded schools including Lutterworth High School and Lutterworth College.



Ground Floor

Stepping inside, you are welcomed by a spacious entrance hall which sets the tone for the rest of the home. Doors provide access to the ground floor accommodation which includes a generously sized downstairs cloakroom, which has been recently upgraded with stylish vinyl flooring, fitted with a wash hand basin and WC, and offers useful under stairs storage space. The heart of the home lies within the open plan kitchen/dining room, a bright and airy space benefitting from dual-aspect windows which floods the room with natural light. The kitchen is well appointed with a range of integrated appliances, including a dishwasher, fridge, oven, and four ring gas hob, with space for an American fridge/freezer and a window ideally positioned to overlook the rear garden. There is ample room for dining, making it a perfect space for both everyday family meals and entertaining. Flowing seamlessly from the kitchen is a highly practical utility room, providing additional workspace and storage. This area houses the boiler and offers space for a washing machine and tumble dryer, along with a further sink and fitted cupboards. A door from the utility room leads directly out to the garden. The spacious sitting room has a warm and inviting atmosphere with dual aspect windows affording plenty of natural light. Recently fitted carpets add a fresh, modern touch, while double patio doors open directly onto the rear garden, effortlessly blending indoor and outdoor living.



First Floor

The first floor offers three well proportioned bedrooms and a family bathroom. The spacious principal bedroom is complete with built-in wardrobes and a contemporary en-suite featuring a walk-in shower, wash basin, and WC. To the front of the property is a further double bedroom with built-in wardrobes, with the third bedroom offering a versatile space that could easily serve as a home office or, could alternatively be used as a guest bedroom or nursery depending on individual needs. The family bathroom is fitted with a modern white suite comprising of a bath with glass shower screen and shower over, wash basin, WC and an airing cupboard. The landing also benefits from a useful storage cupboard and provides access to a boarded loft, complete with lighting and ladder access, offering excellent additional storage potential.

Outside

The property is approached via an attractive open porch, thoughtfully finished with paving and decorative pebble stones creating an inviting frontage. The property enjoys a pleasant position on a corner plot, with a driveway to the rear providing off-road parking for two vehicles, in addition to a single garage fitted with an electric door. The rear garden has been thoughtfully designed with low maintenance in mind, making it ideal for busy lifestyles. A newly laid patio extends across the rear of the property, providing ample space for outdoor seating and entertaining. The garden also features a storage shed and gated access leading directly to the rear driveway and garage. This delightful home is an excellent choice for families, professionals, or anyone seeking a “move in ready” property in a popular location.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

Fixtures and Fittings

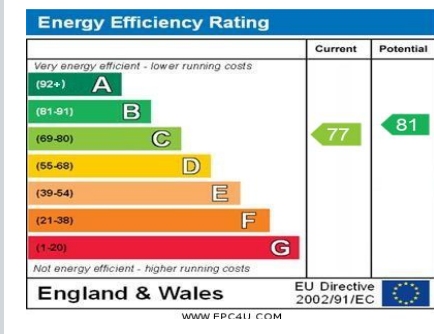
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – D.



Howkins & Harrison

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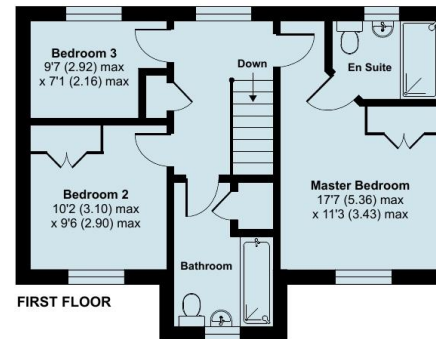
Poppy Road, Lutterworth, LE17

Approximate Area = 1036 sq ft / 96.2 sq m

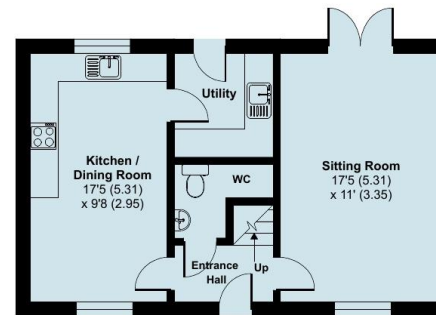
Garage = 204 sq ft / 18.9 sq m

Total = 1240 sq ft / 115.1 sq m

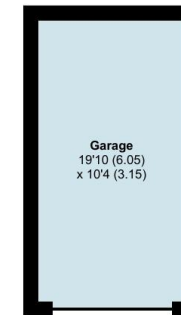
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1450428

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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