



14 Meteor Drive, Lutterworth, Leicestershire, LE17 4QT

HOWKINS &  
HARRISON

14 Meteor Drive, Lutterworth,  
Leicestershire, LE17 4QT

Guide Price: £240,000

A beautifully presented two bedroom semi-detached home, well situated at the end of a quiet cul-de-sac, enjoying an attractive open green outlook to the front with established trees creating a peaceful and picturesque setting. Further benefitting from an enclosed rear garden and off-road parking for two vehicles.

#### Features

- Walking distance to Lutterworth town centre
- Popular residential location
- Situated in a quiet cul-de-sac
- Two double bedrooms
- Kitchen/diner
- Separate sitting room
- Downstairs cloakroom
- Enclosed rear garden
- Off-road driveway parking



## 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

Upon entering, you are welcomed by a bright entrance hall which sets the tone for this well-maintained home. The contemporary kitchen overlooks the green to the front and is fitted with a range of modern high gloss units, ample worktop space, fridge/freezer, plumbing for a washing machine, an electric oven and a gas hob with an AEG extractor hood above, along with a sink perfectly positioned to enjoy the pleasant outlook.

To the rear, the spacious living room provides a light and comfortable reception area with views over, and direct access to the beautifully landscaped east facing garden. Off the entrance hall a convenient cloakroom completes the ground floor accommodation.



## First Floor

The first floor comprises two generous double bedrooms and a modern family bathroom, fitted with a bath with shower over, wash hand basin, and WC. The principal bedroom comfortably accommodates a super king size bed and benefits from attractive fitted shutters, while the second double bedroom offers practical built-in storage above the staircase and an additional alcove for storage space.

## Outside

Externally, the property benefits from a side driveway providing off-road parking for two vehicles. Designed for both relaxation and entertaining, the garden features a patio seating area ideal for outdoor dining, a well-maintained lawn, and garden shed, offering useful additional storage.

This attractive home is ideal for first time buyers, those looking to downsize, or investors seeking a turnkey property. Combining a sought after cul-de-sac location, attractive green outlook, and well-presented accommodation throughout, early viewing is highly recommended.



## Viewing

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

## Fixtures and Fittings

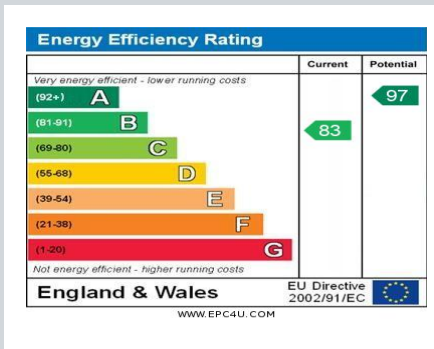
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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

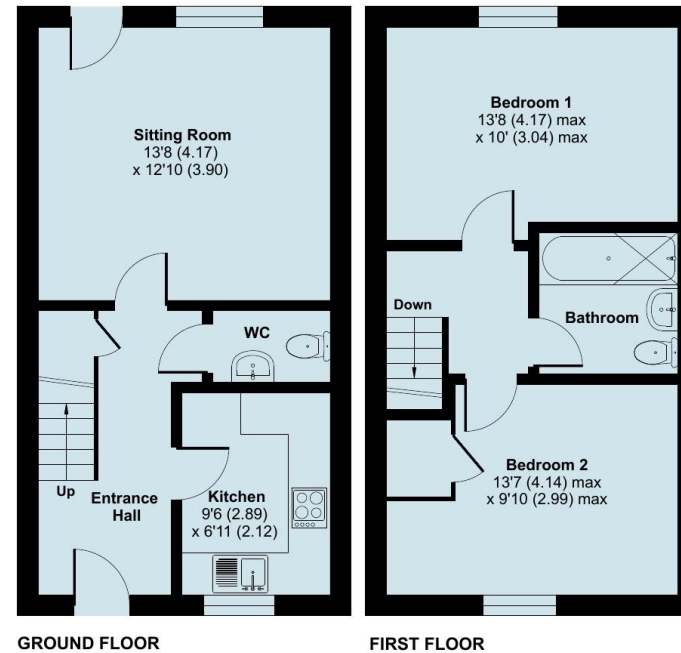
Harborough District Council Tel:01858-828282.  
Council Tax Band – B



## Meteor Drive, Lutterworth, LE17

Approximate Area = 728 sq ft / 67.6 sq m

For identification only - Not to scale



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: 1496056

## 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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