



8 Lilac Drive, Lutterworth, Leicestershire, LE17 4FP

HOWKINS &  
HARRISON

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Leicestershire, LE17 4FP

Guide Price: £475,000

This well presented four-bedroom detached family home is ideally situated, set back from the road, and positioned opposite a delightful green open space, ideal for families and children to play. The property offers an abundance of space, versatility and natural light throughout, making it perfectly suited to modern family living. Benefitting from an enclosed rear garden, off-road parking for numerous vehicles and a garage. Ideally situated close to Lutterworth town centre and all its amenities. No onward chain

### Features

- Close to Lutterworth town centre
- Spacious four-bedroom detached constructed by Messrs Bryant Homes
- Principal bedroom with en-suite
- Spacious kitchen /breakfast room
- Parking for several vehicles
- Integral single garage
- South-facing rear garden
- Conservatory with underfloor heating
- No onward 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 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

Upon entering the property, you are welcomed into a bright and spacious entrance hall featuring attractive wood effect flooring, with stairs rising to the first floor and doors leading to the ground floor accommodation, including a convenient downstairs cloakroom and a useful under stairs storage cupboard, ideal for coats and shoes. Located to the front aspect is the sitting room, which is newly carpeted and features a beautiful bay window which overlooks the front garden and affords plenty of natural light. An open fire with wooden surround and tiled hearth adds a cosy focal point to the room. The spacious kitchen/breakfast room, located to the rear, forms the heart of the home and is thoughtfully designed with a range of high gloss hand less fitted units, incorporating numerous cupboards and drawers with complementing wood look worktop space and features Karndean flooring. Integrated appliances include a fridge/freezer and dishwasher. A five-ring gas hob with oven and grill provides the perfect setup for cooking enthusiasts. The sink is ideally positioned overlooking the rear garden, and there is additional space with plumbing for both a washing machine and tumble dryer. A door from the kitchen provides direct access outside. Leading off the kitchen and located to the front of the property is a versatile room, ideal for being used as a home office, TV room or playroom, perfect for adapting to a variety of lifestyle needs. A separate dining room is perfectly suited for both formal dining and entertaining. From here, double doors open into a spacious conservatory, a fantastic addition to the home. With underfloor heating, this room can be comfortably enjoyed all year round and features double patio doors opening out onto the garden.



## First Floor

To the first floor, the sense of space continues with a bright and airy landing, enhanced by a large feature window over the staircase allowing plenty of natural light. The principal bedroom is generously sized and benefits from a triple built-in wardrobe, along with a modern en-suite shower room, featuring a double shower enclosure with a waterfall showerhead, WC, and wash hand basin. There are two further well-proportioned double bedrooms, both with built-in wardrobes and pleasant outlooks, enjoying views over the rear garden. The fourth bedroom overlooks the front elevation and could be used as a child's room, nursery, or additional home office. The family bathroom is spacious and well equipped, offering a bath with shower over, along with a vanity unit with inset wash hand basin and WC. A large airing cupboard provides additional storage. From the landing there is loft access with a fitted ladder, partial boarding, and power connected, offering excellent additional storage potential.

## Outside

Set back from the road, the property benefits from a substantial driveway providing off-road parking for numerous vehicles, as well as an integral single garage. A neatly maintained private front garden enhances the appeal, while gated side access leads conveniently through to the rear garden. The rear garden is a particular highlight of the property, south-facing, private, and thoughtfully designed for low maintenance with mature planted borders. It is mainly laid to lawn and offers multiple paved seating and entertaining areas, making it ideal for hosting family and friends.



## Viewing

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

## Fixtures and Fittings

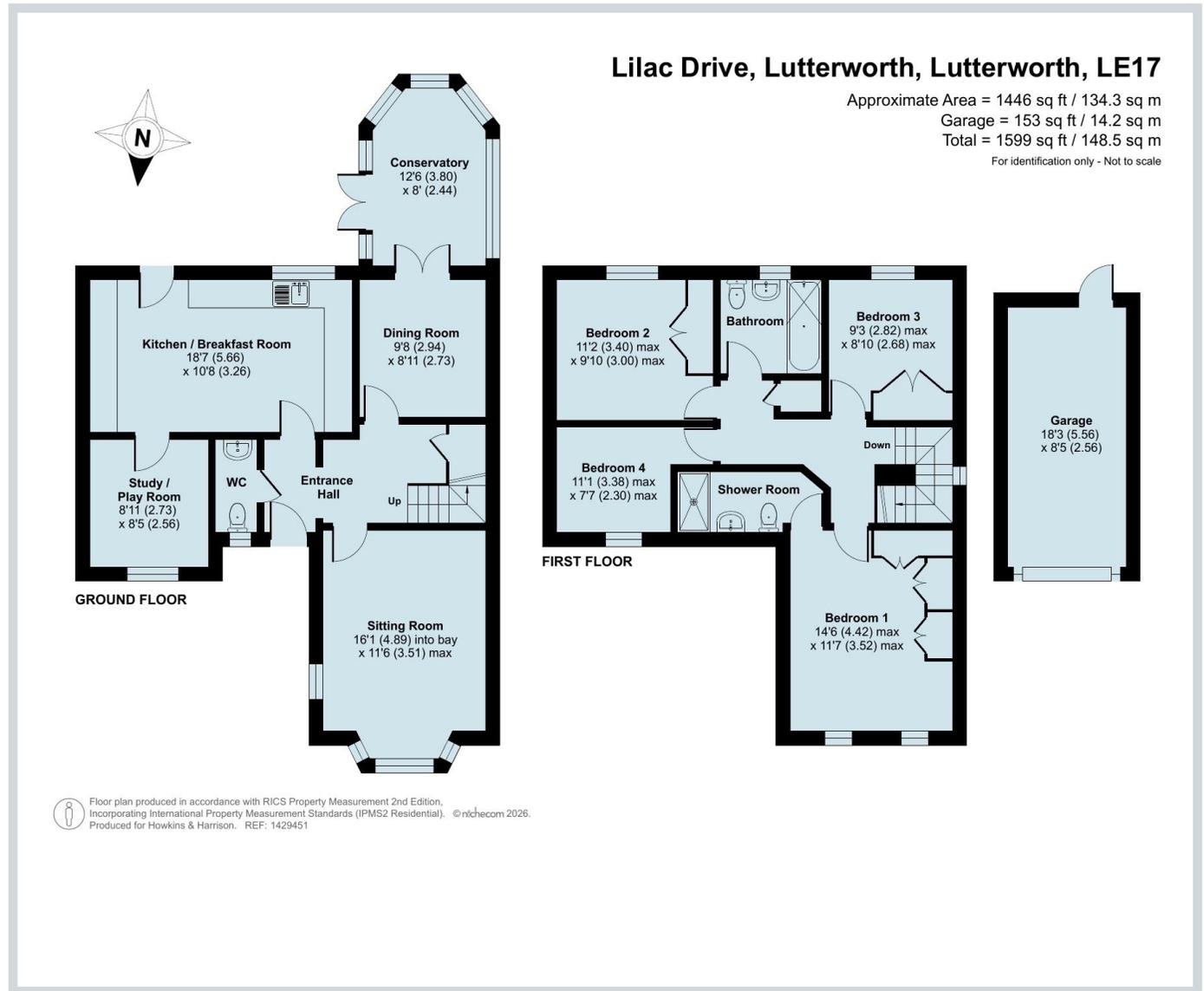
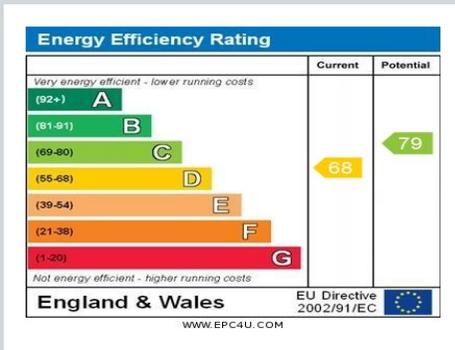
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – E.



## Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203  
Email [lutterworthproperty@howkinsandharrison.co.uk](mailto:lutterworthproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://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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