



# 7 Elmhirst Road

LUTTERWORTH, LE17 4PZ

**Henry James**  
The **Rugby** Property Expert

 **The  
Property  
Experts**







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**If you're dreaming of living in a beautiful family home on a quiet cul-de-sac with space for entertaining guests and room for children to play then look no further than this stunning family home!**

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#### Property at a glance

Freehold Semi-Detached Home

Four Generous Bedrooms

Situated On A Quiet Cul-de-sac

Electrical Vehicle Charging Point

Parking For Up To Three Cars

Expansive Back Garden

Two Feature Fireplaces

Excellent Commuter Transport Links

Local School Within Walking Distance

EPC Rating - C







It's a pleasure to introduce you to this beautiful four-bedroom semi-detached family home! This gorgeous home offers a wealth of space both inside and outside. It has an expansive back garden and is ideally situated on a quiet cul-de-sac. At the front, there is parking for at least three cars on its spacious driveway.

This beautiful four-bedroom semi-detached family home offers a beautiful South facing landscaped rear garden. The rear garden is an expansive size with a number of shrubbery and trees creating a peaceful and relaxing space. A large portion of the rear garden is laid to lawn and it also offers a very spacious patio which provides space for outdoor seating ideal for entertaining and summer barbecuing. Just off the patio there is a greenhouse which would be perfect for growing your own fruits and vegetables. What's more, further down the spacious garden surrounded by a swirling pebbled path is a large summer house that can be used as an office or a playroom. To the rear of the garden there is a large shed, a very useful storage space. The rear garden benefits from an outdoor water tap and side access to the front of the property.

Lutterworth is a market town in the county of Leicestershire with close links to the M1 Junction 20, M6, A14 & A5. There is a 45 minute train from nearby town Rugby to London Euston Station. Lutterworth is in close proximity to Magna Park Logistics and Distribution centre which is a main source of employment in the Lutterworth area. The town offers many amenities including an abundance of shops, supermarkets, 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, John Wycliffe Primary School and Lutterworth High School.





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## The Seller's View

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"The Living Room is our favourite room to be in during the cold winter months. When we put the fire on in the gorgeous fireplace the room becomes so warm and cosy that you wouldn't want to leave. We have fond memories of playing board games with the family and toasting marshmallows on the fire at Christmas time. "

"What we have liked the most is the peacefulness and proximity to amenities. The house is located on a quiet cul-de-sac and is also within walking distance to the primary school and local shops."

"Summer is when the garden is our favourite place to be. We are either barbecuing and entertaining friends and family on the patio, growing fruits and vegetables in the green house, being close to nature in the garden office during the day or playing games with our children in the long summer evenings."

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"Our favourite room – The Living Room"



### Directions

Heading North on the M1 take the A4303 exit to Lutterworth. At Misterton Interchange, take the 1st exit onto Lutterworth Road. At Sir Frank Whittle Roundabout, take the 3rd exit onto Rugby Road. Take Woodmarket and Woodway Road to King's Way. Take a right onto Elmhirst Road. Take a right on Elmhirst Road and 7 Elmhirst Road, Lutterworth, LE17 4PZ will be on the right.

### Services

Mains gas, mains electricity, mains water and broadband are connected

### Tenure

Freehold

### Local Authority & Tax Band

Harborough District Council  
Adam and Eve Street, Market Harborough,  
Leicestershire, LE16 7 AG  
[www.harborough.gov.uk/](http://www.harborough.gov.uk/)  
Tel 01858 828282  
Tax band - D

### Viewing Arrangements

Viewing strictly by appointment with sole agent  
Henry James 07960 882807  
[henry@thepropertyexperts.co.uk](mailto:henry@thepropertyexperts.co.uk)

### Amenities/Distances

Town Centre 0.7 miles  
Primary Schools 0.3 miles  
Train Station 10.2 miles  
Motorway links 1.3 miles  
Airport 28.6 miles  
Nearest Towns 7.6 miles  
Bus Stop 0.3 miles  
University 13.5 miles  
Hospital 13.8 miles



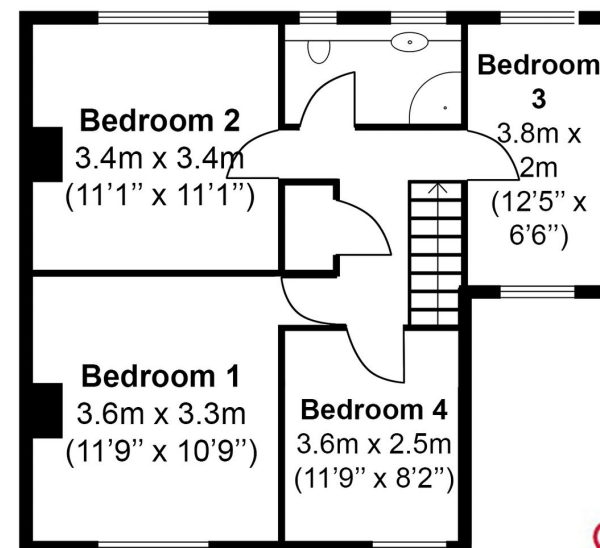
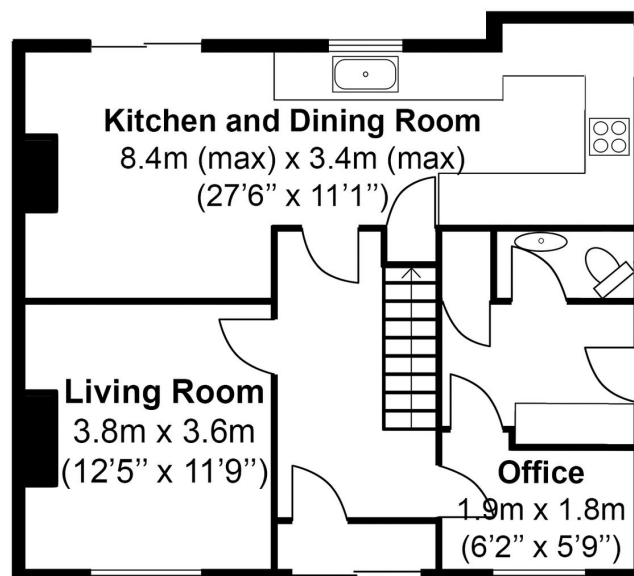
# Elmhirst Road, Lutterworth, LE17

**Shed**  
3m x 1.7m  
(9'10" x 5'6")

**Garden Office**  
3.8m x 2.3m  
(12'5" x 7'6")

**Green House**  
2.3m x 1.8m  
(7'6" x 5'9")

**Total approximate area - 128 sq.m. / 1377 sq.ft.**  
**Area of House - 110 sq.m. / 1184 sq.ft.**  
**Outbuildings - 18 sq.m. / 193 sq.ft.**



### AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

re	Energy rating	Current	Poter
	A		
1	B		
10	C	73 C	80
18	D		
14	E		
18	F		
1	G		



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# About the Area

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## Lutterworth

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## Leicestershire

Leicester is located in the centre of Leicestershire and is by far the largest settlement, the rest of the county is largely rural. Leicestershire was the site of the Battle of Bosworth Field in 1485. More recently, Leicester became known for shoemaking, and with Loughborough continues to be a manufacturing centre. Stilton and Red Leicester cheeses and the pork pie are the three most famous contributions to English cuisine from Leicestershire.





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# Henry James

The **Rugby** Property Expert

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”*

**Sam Kealy**

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