



6, Cunningham Drive, Lutterworth, Leicestershire, LE17 4YR

HOWKINS &
HARRISON

6, Cunningham Drive
Lutterworth, LE17 4YR

Guide Price: £220,000

A well-presented two double bedroom home offering spacious and versatile accommodation, a generous rear garden and driveway parking for two vehicles. Ideally suited to first time buyers, couples or investors, the property benefits from a spacious living room, kitchen/diner with direct garden access, family bathroom and excellent outside space.

Features

- Two spacious double bedrooms
- Generous rear garden with patio and lawn
- Driveway parking for two vehicles
- Spacious living room
- Kitchen/diner with garden access
- Family bathroom with bath and overhead shower
- Gated side access to rear garden
- Ideal for first time buyers, couples, or investors
- Excellent potential for outdoor entertaining
- EPC rating C



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, in Warwickshire 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. There are numerous restaurants, pubs and wine bars and a number of hotels including a traditional coaching inn, a local public house with rooms, and a Travel Lodge. 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

The property is approached via a tarmac driveway providing parking for two vehicles, complemented by pebbled edging. A front entrance door opens into a welcoming porch/entrance area, leading through into the spacious main living room. The generously proportioned living room benefits from a window overlooking the front of the property. The room also provides access to the first floor via the main staircase. To the rear of the property is the kitchen/diner, which enjoys a pleasant outlook over the garden and benefits from a full-length glass door providing direct access outside. The kitchen is fitted with a range of wall and base units, offering ample cupboard storage and useful worktop space. There is a gas hob, oven, and extractor fan, together with a sink positioned to overlook the rear garden. Space and plumbing are also provided for a washing machine. An additional under stairs pantry cupboard provides valuable further storage. The property is also equipped with a year old Vaillant combination boiler.



First Floor

To the first floor, the landing provides access to two well-proportioned double bedrooms and the family bathroom. The master bedroom is positioned at the front of the property and benefits from built in storage cupboards above the staircase. The room is finished with carpeting and enjoys a pleasant outlook towards the front. The second double bedroom is situated to the rear of the property and overlooks the garden, again benefiting from a carpeted floor. The family bathroom is fitted with a bath and overhead shower with a glass shower screen, alongside a WC and wash hand basin. A rear facing window provides natural light and ventilation.

Outside

Outside, the rear garden features a patio area immediately adjoining the kitchen, providing an ideal space for outdoor seating and entertaining. Beyond this is a generous lawn bordered by established borders. The garden also benefits from gated side access, providing a convenient link between the rear garden and the driveway.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details. Some photographs have been digitally edited to add furniture and accessories for illustrative purposes only; the property and its features remain unchanged.



Viewing

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

Fixtures and Fittings

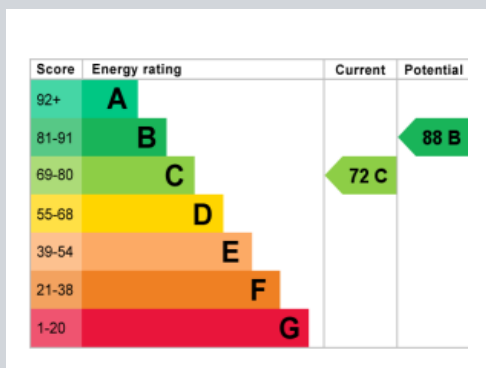
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

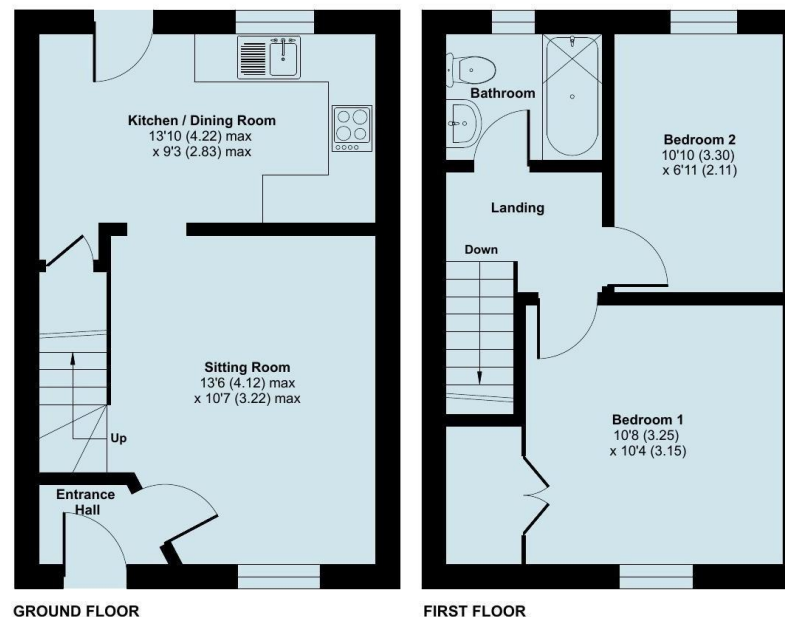
Harborough District Council. Tel: 01858 828282. Council Tax Band - B.



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Approximate Area = 604 sq ft / 56.1 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: 1502878

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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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