

COVENTRY ROAD

Lutterworth, Leicestershire LE17 4WX

3 bedroom homes with private gardens and parking

AVAILABLE TO RESERVE OFF PLAN



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Stonewater, in partnership with Burmor Construction, presents 72 new homes at Coventry Road, in the historic market town of Lutterworth, Leicestershire. **Fifteen of the homes will be for shared ownership**; in keeping with the rest of the development each will have lower carbon emissions through the use of an air-source heat pump which may also reduce energy costs.

The three-bedroom houses available offer a spacious, separate kitchen/dining room on the ground floor together with a useful cloakroom with WC and handbasin and a large living room. Both the living and kitchen/dining rooms have doors opening on to the rear garden. Upstairs are two double bedrooms, one with an ensuite, a third single bedroom and a family bathroom.

Lutterworth is a picturesque town in south Leicestershire with a close-knit community spirit. The charming High Street is lined with independent shops, boutique stores, and places to eat. There is a lively market every Thursday which dates back to 1214 and there is also a Farmers Market every second Saturday of every month. For everyday grocery shopping, residents have plenty of options including Waitrose, Aldi, and Morrisons supermarkets.

Set amidst gently rolling countryside the town offers lots of parkland and open spaces for outdoor enthusiasts with Lutterworth Country Park and Magna Park both being nearby. Cultural attractions include the open-air Kilworth House Theatre just outside of town and the popular Lutterworth & District Museum.

The area has excellent educational opportunities, with many local schools rated 'Good' by Ofsted. Local state options include John Wycliffe Primary School and Sherrier Primary School, as well as Lutterworth High School and Lutterworth College for secondary and further education.

Lutterworth's central location means it is well connected with excellent transport links. The M1, M5 and M6 are all within easy reach; Northampton, Rugby, Coventry and Leicester are all within a 30-minute drive from the development making it an ideal location for commuters. The closest railway station is in Rugby (7 miles away) which offers speedy rail connections including to London in just over an hour and Birmingham in approximately 40 minutes.

• Lutterworth High School	0.3 miles	• Rugby	7.6 miles
• John Wycliffe Primary School	0.3 miles	• Leicester	16.1 miles
• Lutterworth and District Museum	0.7 miles	• Coventry	16.4 miles
• Lutterworth Country Park	0.8 miles	• Northampton	24.3 miles
• Waitrose	0.9 miles	• Birmingham airport	28.6 miles
• Morrisons	1 mile	• Birmingham	34.9 miles
• Kilworth House Theatre	4.7 miles		

SITE PLAN



PLOT 11

11 Peter Knight Drive, Lutterworth, Leicestershire LE17 4WX



3 bedroom detached house

Driveway parking for 2 cars
Turfed rear garden
Downstairs WC

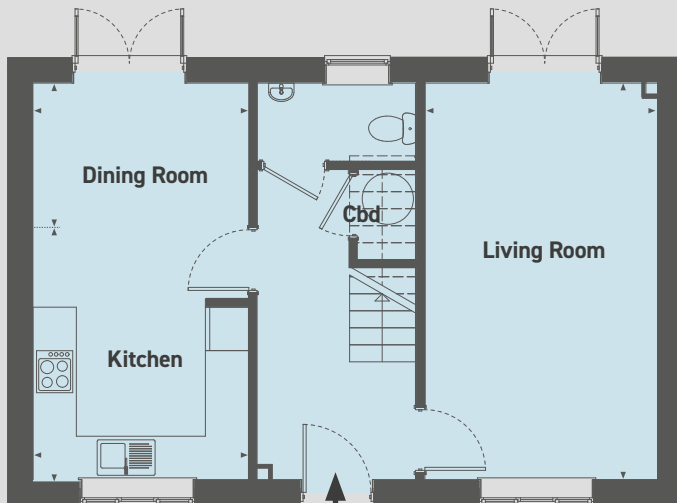
£137,000 for a 40% share

Open Market Value: £342,500

Monthly Rent: £470.93

Service Charge: £40.31

Please note that computer generated images are representative of the house type and not necessarily the specified plot as some details and materials may vary.



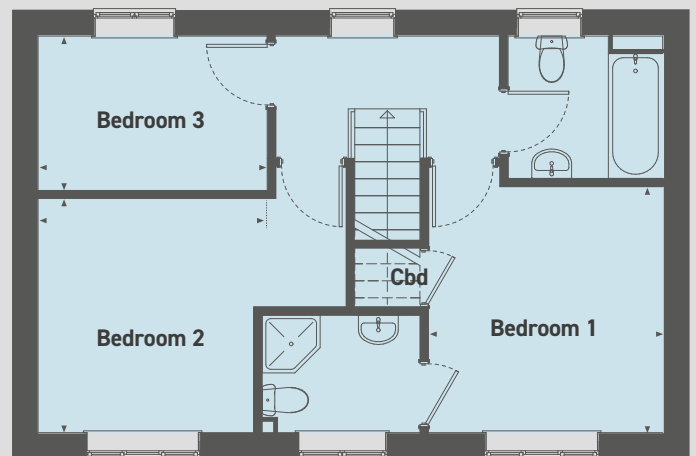
Ground floor

Entrance

Dining Room
2.99m x 1.84m (9'8" x 6'0")

Kitchen
3.44m x 2.98m (11'4" x 9'7")

Living Room
5.48m x 3.21m (17'9" x 10'5")



First floor

Bedroom 1
3.30m x 3.40m (10'8" x 11'1")

Bedroom 2
3.24m x 3.17m (10'6" x 10'4")

Bedroom 3
3.17m x 2.08m (10'4" x 6'8")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only.

PLOT 12

12 Peter Knight Drive, Lutterworth, Leicestershire LE17 4WX



3 bedroom detached house

Driveway parking for 2 cars
Turfed rear garden
Downstairs WC

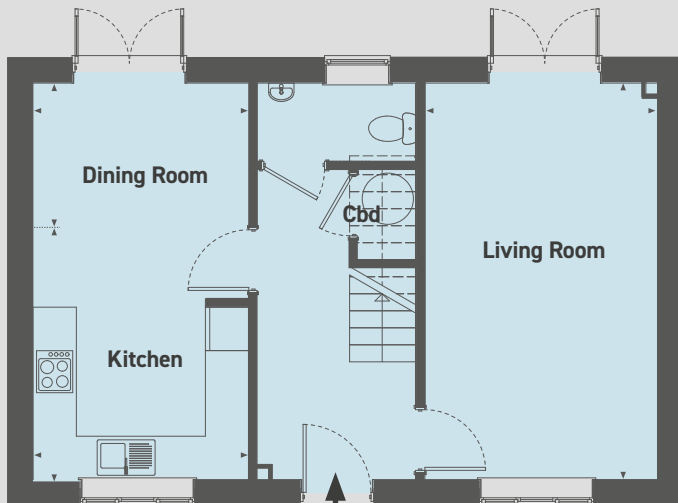
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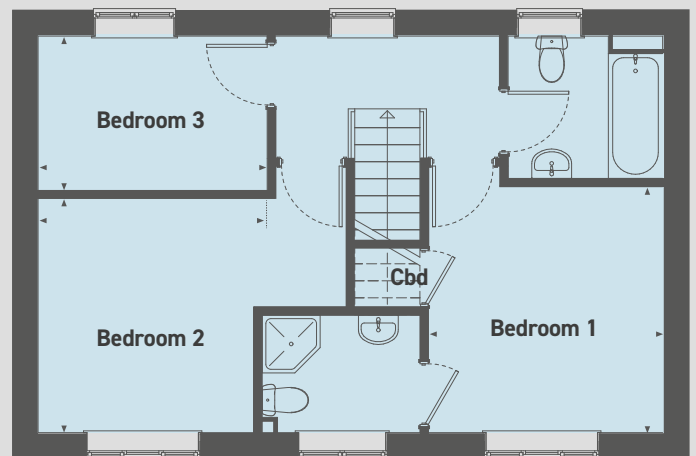


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Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk.

Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.

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