AUCTION HOUSE LEICESTERSHIRE



Woodland Avenue

Claybrooke Magna, Lutterworth, LE17 5AR

Guide Price £165,000

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To be sold via NATIONAL TIMED ONLINE AUCTION
BIDDING OPENS: 13:00 on Monday 16th November 2026
AUCTION ENDS: 13:00 on Tuesday 17th November 2026

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A traditional three-bedroom semi-detached house in a sought-after South Leicestershire village. In need of modernisation, the property offers versatile accommodation with scope for extension STPC.
Two reception rooms, conservatory and breakfast kitchen. Three bedrooms and a bathroom.
Freehold investment.







Entrance Hall

Lounge 22'3" x 12'11" (6.79m x 3.95m)

Dining Room 11'11" x 7'11" (3.64m x 2.42m)

Kitchen 13'1" x 12'5" (3.99m x 3.80m)

Cloak/WC

Conservatory 9'7" x 9'2" (2.94m x 2.81m)

Landing
Ladder to boarded roof space.

Bedroom 1 12'10" x 11'11" (3.92m x 3.64m)

Bedroom 2 10'11" x 9'11" (3.35m x 3.03m)

Bedroom 3 9'1" x 8'5" (2.79m x 2.59m)

Bathroom 5'8" x 5'5" (1.74m x 1.67m)

Outside
Gardens to the front and rear. Potential off road parking.

Property Information
Tenure: Freehold
Local Authority: Harborough District Council
Council Tax Band:B
Type of Construction: Traditional
Multiple Options for Broadband/mobile phone signal.
Flood Risk: Very Low

Buyer's Administration Fee
The successful buyers will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT)

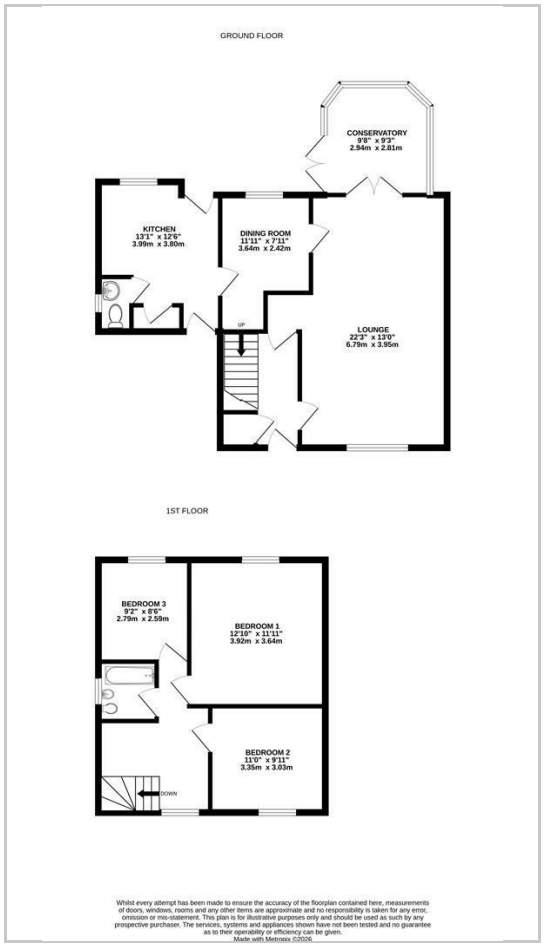
Buyer's Premium
The successful buyer will be required to pay an auction administration fee of £1680.00 inc VAT (£1400.00 + VAT)

Disbursements
Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

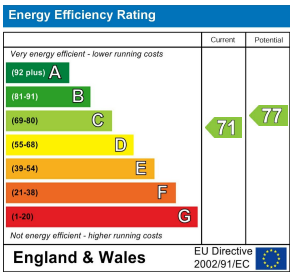
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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