



23 The Hawthorns, Lutterworth, Leicestershire, LE17 4UL

HOWKINS &
HARRISON

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Guide Price: £148,000

Situated within a well established and private residential estate, conveniently located within walking distance to the centre of Lutterworth, this attractive first floor freehold apartment offers stylish, well presented accommodation. With allocated parking, two double bedrooms and a kitchen/diner, this property would make an ideal home for those looking to downsize, or anyone seeking a peaceful and private place to call home.

Features

- Beautifully presented throughout
- Sought after location
- Private residential estate within walking distance to Lutterworth town centre
- Two double bedrooms
- Principal bedroom with en-suite
- Modern fitted kitchen/diner with integrated appliances
- Space for an electric feature fireplace
- Newly fitted storage heaters with more energy efficient and programmable radiators
- Stairlift providing first floor access
- Located in an over 55's retirement development
- Communal facilities including a lounge, communal gardens, laundry facilities
- Regular social activities
- Resident management staff and Careline 24 hour emergency alarm service
- Allocated parking
- Substantial under-property storage



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 High School and Lutterworth College.

Agents Note

There is an annual service charge of £3,500.00 which covers all exterior maintenance, management costs. Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Accommodation

A small, attractive fore garden and paved pathway lead to the front entrance. The property is entered from under a covered storm canopy and opens into an entrance hall, with stairs rising to the first and only floor, where the accommodation is thoughtfully arranged. (A stairlift is available for anyone who requires assistance accessing the first floor). The entrance hall is finished with carpeting, continuing throughout much of the apartment, with practical laminate flooring in the kitchen and tiled flooring to the bathrooms. The modern kitchen enjoys views across the front of the property. The kitchen is well equipped with a comprehensive range of neutral shaker style wall and base units, incorporating full height larder cupboards, providing excellent storage and generous worktop space. Integrated appliances include a wine cooler, dishwasher, four-ring induction hob, microwave/grill, and fridge/freezer. There is also ample room for a dining table and chairs, making this a highly sociable and practical space for dining. The sitting room is a particularly bright and welcoming area benefiting from dual aspect windows, allowing plenty of natural light to flood the room throughout the day. An attractive fireplace forms an inviting focal point in the room, with scope for the buyer to install an electric fire to suit the buyers preferred style. The principal bedroom is generously proportioned and benefits from a range of built-in wardrobes. The room also enjoys the convenience of a private en-suite shower room, comprising an electric corner shower enclosure, wash hand basin inset into vanity unit with cupboards beneath and WC. Completing the accommodation is a separate cloakroom, fitted with a wash hand basin and WC. The second double bedroom could easily be used as a comfortable guest bedroom, home office, dressing room or additional living space, depending on the needs of the new owner. Outside a particularly useful feature is the large under property storage area located beneath the property, adjacent to the front entrance. Overall, this is a well proportioned and versatile home offering the combination of private estate living, convenient parking, excellent storage and comfortable modern accommodation. Its proximity to Lutterworth town centre further enhances its appeal.

Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel: 01455-209555.

Fixtures and Fittings

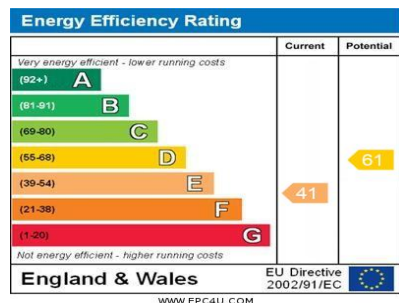
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – C.



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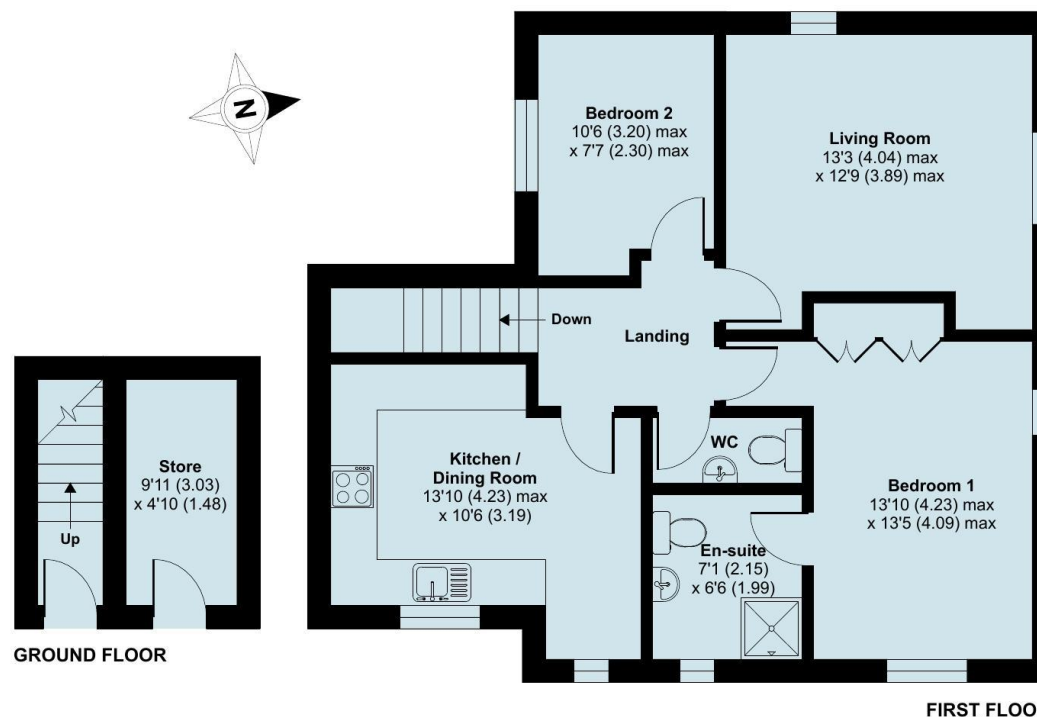
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Approximate Area = 792 sq ft / 73.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1521287

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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