



10 Beech Avenue, Lutterworth, Leicestershire, LE17 4TL

HOWKINS &  
HARRISON

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Leicestershire, LE17 4TL

Guide Price: £330,000

This well-presented three-bedroom bungalow offers a rare blend of space, practicality, and comfort; ideal for families, downsizers, or those requiring accessible living. Nestled behind a gated entrance with a generous driveway for two cars and a single garage, this property is ready to move into and enjoy.

#### Features

- Delightful bungalow
- Three double bedrooms
- Bright & airy living room
- Open-plan kitchen/dining area
- Accessible wet room
- Conservatory
- Private gated entrance
- Ample parking
- Sought after location
- Energy Rating- E



## 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 15 miles south of Leicester and 1 mile from M1 junction 20.

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. 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 and Lutterworth High School.



## Ground Floor

A generously sized lounge with dual-aspect windows and sliding doors to the garden creates a light-filled space perfect for relaxing or entertaining. Flowing effortlessly from the hallway, the modern kitchen and dining area extend into a large conservatory, ideal for year-round enjoyment, overlooking the private south-facing garden. A spacious, purpose-built wet room off the main hallway provides easy access and comfort for those with mobility needs. All bedrooms are well-proportioned doubles, with two benefiting from built-in wardrobes, offering ample storage throughout.

## Outside

A two-car driveway plus a single garage with a recently upgraded electric door motor (installed just 6 months ago) ensures both security and convenience.

## Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact 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

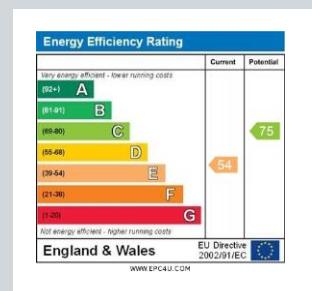
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Local Authority

Harborough District Council Tel: 01858-828282.  
Council Tax Band – C



## Howkins & Harrison

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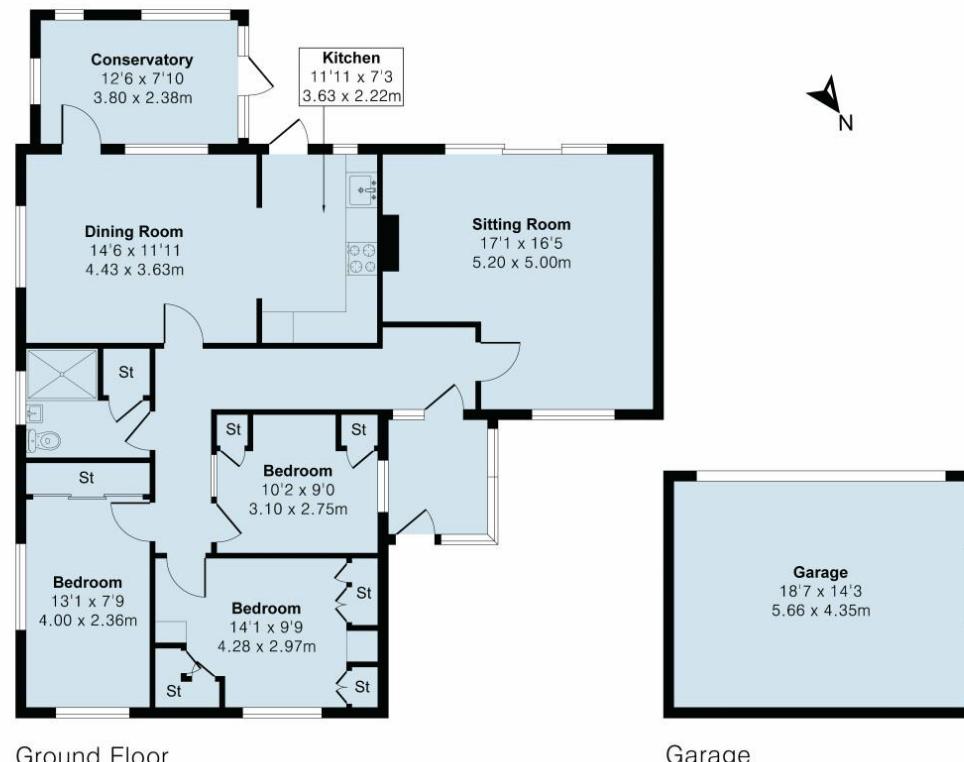
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## Approximate Gross Internal Area 1213 sq ft - 113 sq m (Excluding Garage)

Garage Area 265 sq ft – 25 sq m



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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