



122 Lutterworth Road, Burbage, Hinkley, LE10 2DW

HOWKINS &
HARRISON

122 Lutterworth Road,
Burbage, Hinkley, LE10 2DW

Guide Price: £425,00

This spacious four-bedroom detached family home presents an excellent opportunity for buyers looking to modernise and add value, offering generous proportions, a versatile layout, and significant potential throughout. Situated in a desirable position with a park just beyond the rear, the property offers scope for improvement. There is ample parking with an integral garage and driveway to the front and a double garage, with further off-road parking to the rear.

Features

- Popular location
- Spacious four-bedroom detached home
- Large driveway with parking for 3-6 vehicles
- Generous sitting room
- Separate dining room
- Downstairs cloakroom
- Single integrated garage
- Private, sun-filled rear garden
- Double garage with loft storage potential and further driveway parking



Location

Burbage is considered to be a commuter location for large parts of Leicestershire, Warwickshire and the West Midlands as it is ideally placed for the M69 which links the M6 and M1 and the A5. The nearest railway station is Hinckley which is about 1.5 miles from Burbage centre on the boundary between Burbage and Hinckley. Local amenities include a small library, primary school, infant school, junior school and high school.



Ground Floor

The home is approached via a large driveway currently accommodating three to four vehicles. Upon entering, a useful entrance porch provides the perfect space for coats and shoes before leading into a welcoming entrance hall, with potential for understairs storage. Double doors open into a spacious dual aspect sitting room, filled with natural light from large windows, centred around a gas fireplace which provides a focal point to the room. A further set of double doors leads through to the dining room, positioned to the front of the property, creating a flexible and sociable layout ideal for entertaining. With the possibility of reconfiguring into a more contemporary open plan design. The kitchen offers ample storage and worktop space, currently fitted with a Bosch oven, five-ring gas hob, built-in dishwasher, and space for additional appliances. From here, access leads to the boiler room and extra storage, presenting excellent potential to be converted into a utility room, pantry, or incorporated into a larger kitchen extension (subject to permissions). A downstairs cloakroom and direct access to the garden further enhance the practicality of the ground floor.



First Floor

To the first floor there are four well proportioned double bedrooms arranged off a bright and airy landing. The principal bedroom benefits from large mirrored fitted wardrobes and a pleasant outlook to the front. The remaining bedrooms are all generous in size, with built-in storage to most rooms, making the layout ideal for families or those needing flexible work from home space. The modern family bathroom includes a bath, separate shower, WC, and wash hand basin inset into a vanity unit with storage beneath.

Outside

Externally, the enclosed rear garden is mainly laid to lawn and enjoys sunlight throughout the day. It features a patio seating area and planting beds. To the rear of the garden, there is additional parking for up to two vehicles along with a double garage featuring electric doors and loft storage, perfect for hobby space, storage, or potential conversion. A small rear gate also provides convenient access. There is also an integrated single garage located to the front of the property, with convenient side access leading to the rear garden. The property is perfectly positioned for families, with a park located just behind, ideal for children and outdoor activities. Overall, this is a fantastic opportunity for buyers seeking a property with generous space, and the chance to create a modern, bespoke home tailored to their own style and needs.



Viewing

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

Fixtures and Fittings

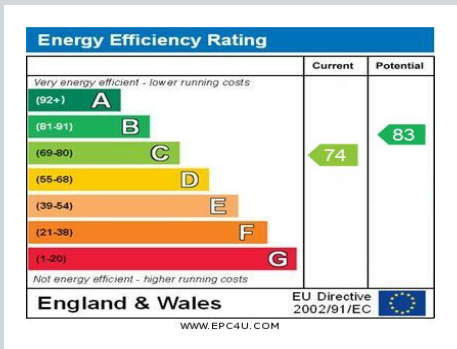
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.

Local Authority

Hinckley and Bosworth Council - 01455 238141.
Council Tax Band – E.



Howkins & Harrison

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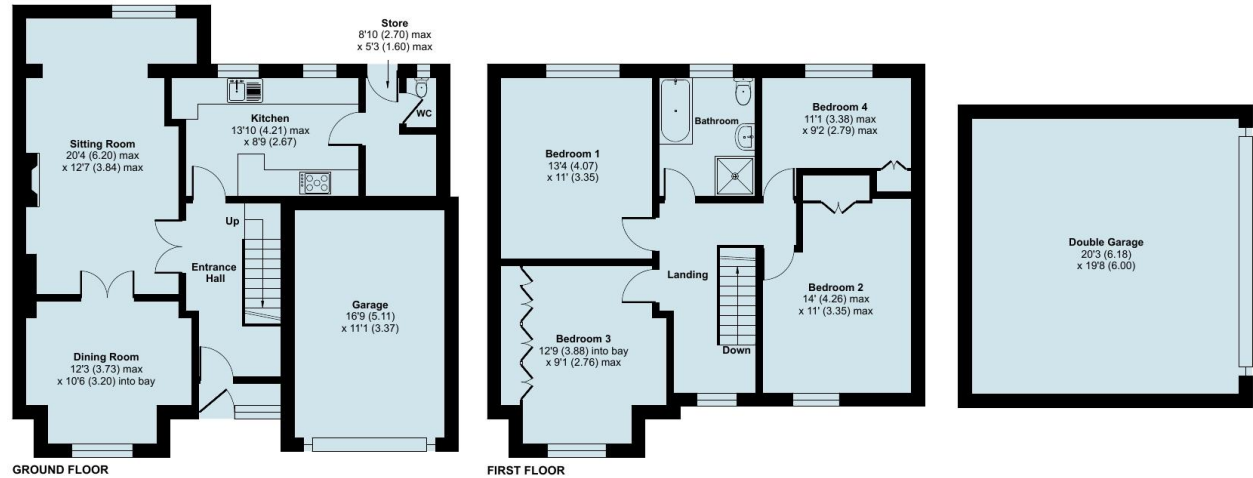
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Approximate Area = 1368 sq ft / 127 sq m

Garages = 584 sq ft / 54.2 sq m

Total = 1952 sq ft / 181.2 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: 1452075

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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