

37 Leicester Road, Lutterworth, Leicestershire, LE17 4NH

HOWKINS & HARRISON

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Guide Price: £265,000

Ideally situated within walking distance to the centre of Lutterworth, this attractive three bedroom semi-detached home offers well proportioned accommodation arranged over two floors, together with driveway parking, a single garage and a good sized rear garden. The property is easily accessible to a range of local amenities, shops, schools and everyday facilities, making it an excellent choice for families, couples or those looking for a home within easy reach of the town centre. Offered to the market with no onward chain.

Features

- Semi detached property
- Situated within walking distance to Lutterworth town centre
- Three bedrooms
- Utility room
- Downstairs cloakroom
- Driveway parking for numerous vehicles
- Single garage
- Enclosed rear garden
- No onward chain







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 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. 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.





Ground Floor

The property opens into the entrance hall, with stairs rising to the first floor and doors leading to the ground floor living accommodation. The spacious sitting room offers an inviting and comfortable principal reception space, featuring an exposed brick fireplace, creating a welcoming focal point to the room. The current fireplace houses an electric fire, while the chimney is presently capped, there is potential for this to be reopened and used as an open fire or potentially upgraded to accommodate a log burner. A large bay window overlooks the front of the property, affording plenty of natural light, creating a bright and welcoming atmosphere. An archway leads from the sitting room into the dining room, creating a pleasant connection between the two reception areas. The dining room benefits from attractive laminate wood effect flooring and features large double patio doors opening directly onto the rear garden. The dining room continues around towards the kitchen and utility area, creating a practical flow throughout the ground floor. The kitchen is located to the front of the property and provides a practical and well equipped space fitted with a range of oak base and eye level cupboards, generous worktop space with fitted appliances to include an oven, a four ring induction hob with extractor hood above and space for a dishwasher. The utility room provides valuable additional space, with plumbing and room for both a washing machine and tumble dryer, as well as an additional sink overlooking the garden. A side door from the utility room provides convenient access to the outside. Also accessed from the utility room is a downstairs cloakroom, together with a useful storage cupboard.









First Floor

The first-floor landing provides access to three bedrooms, the family bathroom and a useful airing cupboard offering additional storage. The principal bedroom is a well-proportioned double room positioned to the front of the property, with access to the loft providing further storage potential. Bedroom two is also a generous double room enjoying a front aspect, while bedroom three is positioned to the rear and overlooks the garden. Completing the first floor is the family bathroom, fitted with a modern white suite comprising a bath with shower over and glass screen, WC and wash hand basin, complemented by a chrome heated towel radiator.

Outside

To the front of the property, a block-paved driveway provides generous off-road parking for several vehicles. Gated access leads through to the rear, where an additional paved area offers further parking in front of the garage. The fully enclosed rear garden is mainly laid to lawn, with a patio area providing an ideal setting for outdoor seating, entertaining and al fresco dining.

Agents Note

Some photographs have been digitally edited to add furniture and accessories for illustrative purposes only; the property and its features remain unchanged. Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.







Viewing

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

Fixtures and Fittings

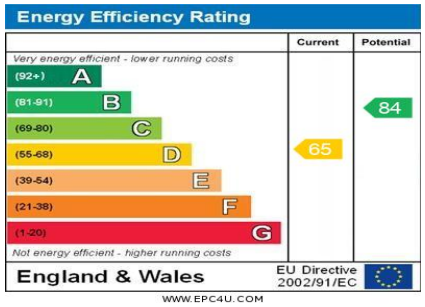
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.

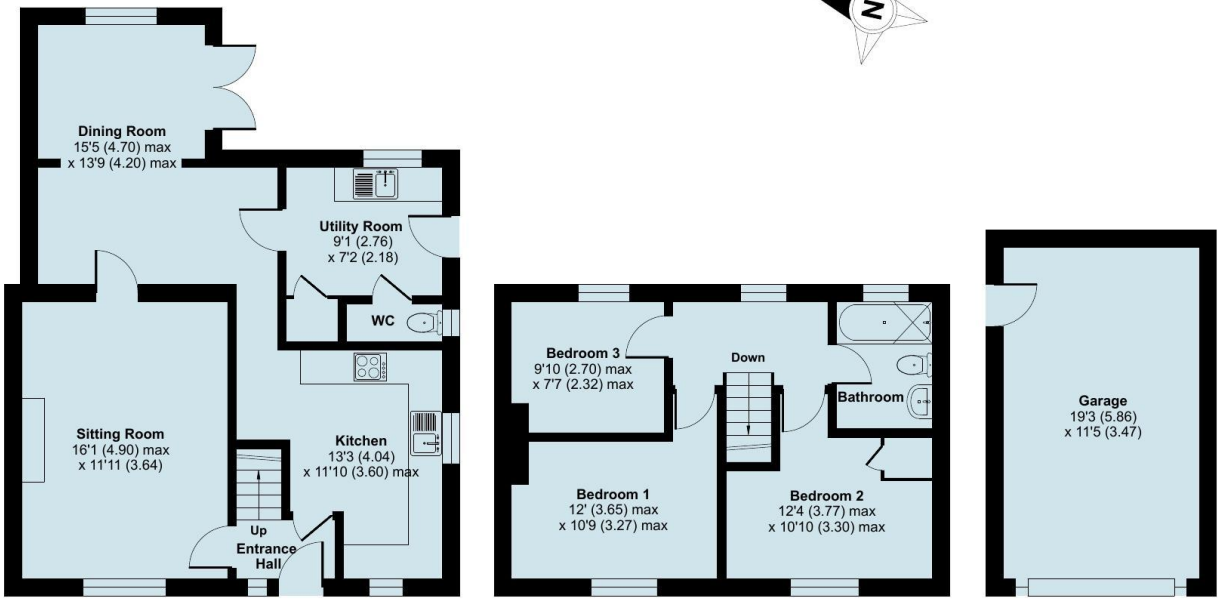
Local Authority

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



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Approximate Area = 1047 sq ft / 97.2 sq m
Garage = 219 sq ft / 20.3 sq m
Total = 1266 sq ft / 117.5 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: 1529294

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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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