



28 Allfrey Close, Lutterworth, Leicestershire, LE17 4FH

HOWKINS &  
HARRISON

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Leicestershire, LE17 4FH

Guide Price: £435,000

Tucked away in a quiet cul-de-sac, this spacious four bedroom detached family home enjoys a desirable location close to Lutterworth town. Offering generous living accommodation throughout, this property presents an excellent opportunity for those seeking both space and comfort. The property features four well-proportioned bedrooms, with the principal bedroom benefitting from its own en-suite bathroom. The impressive open plan kitchen/dining/family room creates an inviting space for family gatherings or entertaining guests. In addition, the property boasts a separate sitting room, providing a quiet retreat for relaxation and further benefits from a garage and off-road parking.

### Features

- Detached family home
- Quiet cul-de-sac location
- Close to Lutterworth town centre and its amenities
- Four-bedrooms
- Two bathrooms
- Spacious open-plan kitchen/dining/family room
- Separate sitting room
- Utility room
- Downstairs cloakroom
- Well maintained and fully enclosed rear garden
- Integrated garage
- Off-road parking



## 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 College and Lutterworth High School.



## Ground Floor

Upon entering, you are welcomed by a bright and spacious entrance hall, complete with stylish wood effect flooring that continues throughout the ground floor. Off the entrance hall is a practical downstairs cloakroom, with wash basin, WC and space for coats and shoes. The sitting room, located to the front aspect, offers a comfortable retreat, featuring dual aspect windows, which flood the room with natural light, and an attractive fireplace with gas fire inset, providing a welcoming focal point to the room. From the entrance hall, double doors lead into a fantastic open plan kitchen/dining/family room which serves as the heart of the home and is ideal for modern family living and entertaining. The kitchen is well equipped with a range of modern shaker style units, incorporating numerous cupboards and drawers, with complementing worktop space, alongside integrated appliances including a dishwasher, fridge, freezer, space for a range style cooker and a built-in microwave. This wonderful space is flooded with natural light owing to the multi aspect windows and French doors which provide views over and access to the rear garden. The kitchen flows seamlessly into a separate utility room, offering additional storage and space for a washing machine and tumble dryer.





## First Floor

A turned staircase leads to a well-lit landing which provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom enjoys view over the rear garden and benefits from built-in wardrobes and its own en-suite bathroom complete with shower, wash basin, and WC. Adjacent is a further double bedroom, also benefitting from fitted wardrobes and also overlooks the rear garden. There are two further bedrooms which overlook the front of the property, one being an additional double bedroom, whilst bedroom four is a spacious single which could alternatively be used as a home office/study. The family bathroom is partly tiled to the walls and is fitted with a white suite comprising of a panelled bath, pedestal wash hand basin and a WC. Also to the first floor is a useful airing cupboard with a recently installed tank, as well as loft access with fitted ladders.

## Outside

To the front of the property, there is off-road parking for two vehicles, along with an integral garage that has pedestrian access from the rear garden. There is potential to convert the front greenery into further parking if required. The property also benefits from convenient side access to the garden on both the sides of the property. The rear garden is well maintained and mainly laid to lawn with mature planting to the boundary edges. There is a choice of two patio areas which are perfect for outdoor entertaining and relaxation. The garden is full enclosed by timber fencing to either side but metal fenced to the rear, which is windproof and of low maintenance.





## Viewing

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

## Fixtures and Fittings

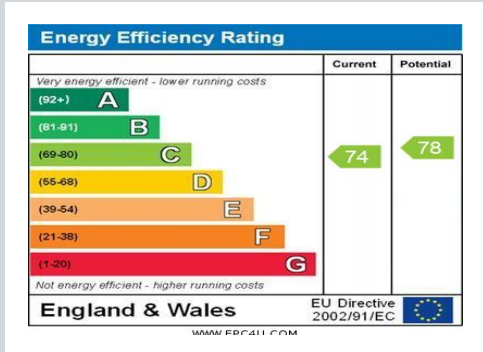
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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.

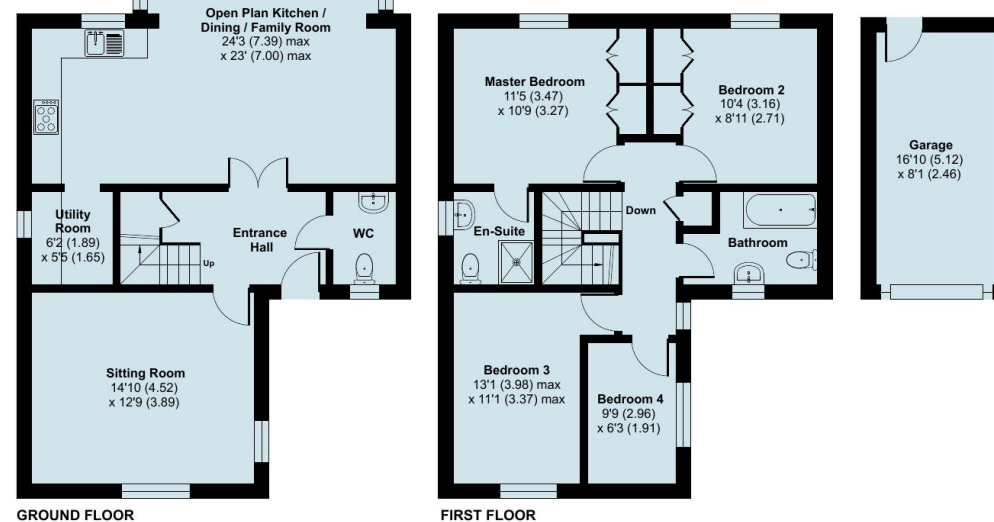
## Local Authority

Harborough District Council Tel:01858-828282.  
Council Tax Band-E



## Allfrey Close, Lutterworth, LE17

Approximate Area = 1425 sq ft / 132.3 sq m  
Garage = 136 sq ft / 12.6 sq m  
Total = 1561 sq ft / 145 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). © ncthecom 2026. Produced for Howkins & Harrison. REF: 1450147

## Howkins & Harrison

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