



21 Park Road, Lutterworth, Leicestershire, LE17 4UB

HOWKINS &
HARRISON

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Leicestershire, LE17 4UB

Guide Price: £330,000

Situated within the sought after Kingsbury Park development, this beautifully presented three-bedroom semi-detached home was built by the award-winning Mulberry Homes, renowned for their thoughtful design and high-quality specification. The property occupies a cul-de-sac position with no passing traffic, offering a quiet and peaceful setting with immediate access to the nearby country parks and a short stroll away from a children's play area. Lutterworth Country Park is directly adjacent to the property, offering scenic walking routes, green open space and excellent dog walking opportunities. For those who enjoy even more expansive countryside a public footpath, also accessed directly from the development, leads across open fields towards the neighbouring village of Bitteswell. Bittesby Country Park is also within easy reach. The property offers stylish and contemporary living ideal for first time buyers, professional couples, downsizers and couples with young children or those planning to start a family. The property offers well-planned accommodation including an open-plan kitchen/dining room, master bedroom with en-suite shower room, driveway parking and a garage. Lutterworth's thriving town centre, with its excellent range of shops, cafés and amenities, is a conveniently walk away.



Features

- Modern three-bedroom semi-detached
- Principal bedroom with fitted wardrobes and en-suite shower room
- Open plan kitchen/dining room
- Downstairs cloakroom
- Quiet cul-de-sac location
- South-facing low-maintenance rear garden
- Newly laid patio, ideal for outdoor dining and entertaining
- Outside electric power points
- Single garage
- Driveway parking with EV charging point

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 a welcoming entrance hall, with access to a convenient downstairs cloakroom complete with WC and wash hand basin. The spacious sitting room is located to the front aspect, with a window affording plenty of natural light and is finished with recently installed modern Karndean wood effect flooring. The staircase to the first floor is positioned within the sitting room creating a practical layout. Double doors lead seamlessly into the impressive open plan kitchen/dining room, forming the heart of the home. The contemporary kitchen is fitted with a range of modern units offering ample cupboard and worktop space, and includes integrated appliances such as a dishwasher, fridge freezer, oven, and four-ring gas hob. A window overlooks the rear garden and stylish spotlights and floor lighting add a modern touch to the space. There is ample room for dining and entertaining, with patio doors opening directly onto the newly laid patio area.



First Floor

To the first floor, the property is fully carpeted throughout and offers three well-proportioned bedrooms. The family bathroom is fitted with a bath with shower over, WC, wash hand basin with vanity storage drawers beneath, and contemporary fittings. The principal bedroom overlooks the rear garden and also benefits from built-in mirrored wardrobes, together with a stylish en-suite shower room featuring a walk-in shower, WC, heated towel rail, and vanity storage beneath the sink. Bedroom two is a double room currently utilised as a dressing room and guest bedroom, complete with built-in mirrored wardrobes and views over the front of the property. The third bedroom is currently used as a home office but would equally make an ideal nursery, guest room, or child's bedroom. From the landing, there is access to the loft space, which benefits from lighting and power, along with a large built-in storage cupboard providing practical everyday storage. Presented in excellent condition throughout, this modern and thoughtfully designed home combines contemporary living with a peaceful location close to local amenities, making it an ideal opportunity for buyers seeking comfort, convenience, and style.

Outside

Approaching the property, you are welcomed by a neatly maintained front lawn and a paved pathway lead you to the entrance of the home. Adjacent to the property is a driveway providing off road parking in front of a single garage. The rear garden, which is mainly laid to lawn, enjoys a desirable south facing aspect and has been designed for low maintenance living. The newly laid paved patio area makes it ideal for relaxing, outdoor dining, or entertaining guests. Side access leads conveniently back to the driveway.

Agents Note

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

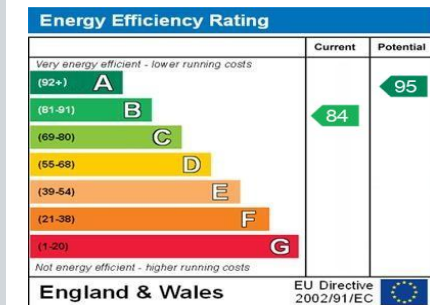
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – C.



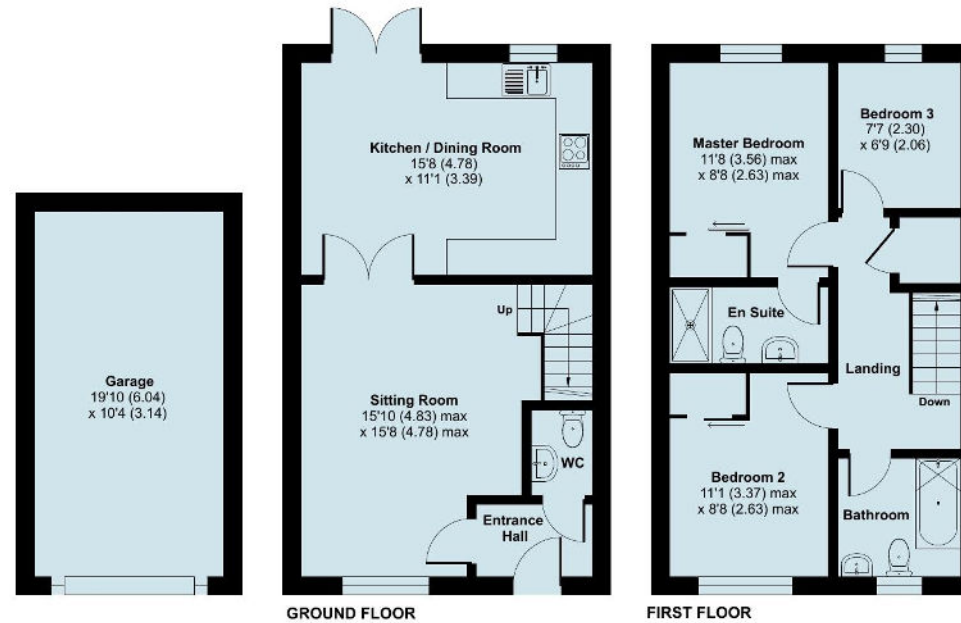
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Approximate Area = 882 sq ft / 81.9 sq m

Garage = 204 sq ft / 18.9 sq m

Total = 1086 sq ft / 100.8 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). © nidecom 2026. Produced for Howkins & Harrison. REF: 1457501

Howkins & Harrison

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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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