



41 Poppy Road, Lutterworth, Leicestershire, LE17 4UW

HOWKINS &
HARRISON

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Leicestershire, LE17 4UW

Guide Price: £450,000

This beautifully presented four bedroom detached home is an ex show home, situated in a sought after and quiet residential area, occupying a desirable corner plot and offering an exceptional balance of space, light, and practicality, making it an ideal choice for growing families seeking both comfort and convenience.

Features

- Four bedroom detached family home
- Detached double garage and off road parking for two vehicles
- Bright dual aspect kitchen dining room
- Separate utility
- Master bedroom with built in wardrobes
- Master with private ensuite
- Family bathroom & cloakroom
- Sitting room with wall mounted fire
- Desirable corner plot
- Energy rating- C



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

To the front, the property benefits from a well kept garden, off road parking for two vehicles, and a detached double garage, which is fully plastered and fitted with spotlights, providing excellent potential for use as a workshop, home gym, or additional functional space. The corner position enhances the sense of privacy while also offering additional outdoor space compared to neighbouring homes.

Stepping through the front door, you are welcomed by a spacious entrance hallway that immediately sets the tone for the rest of the home. From here, stairs rise to the first floor, while directly ahead is a conveniently located downstairs WC complete with sink, perfect for guests and everyday family use.

Positioned to the left of the hallway is the impressive kitchen dining room, a true heart of the home. This dual aspect space enjoys windows on both sides, allowing natural light to pour in throughout the day and creating a bright and airy atmosphere. The kitchen is thoughtfully designed with an abundance of cabinet storage and worktop space, along with integrated appliances including a dishwasher and oven, catering perfectly to modern living. There is ample room for a family dining table, making this an ideal setting for both casual meals and entertaining.

Leading off the kitchen is a separate utility room, which adds valuable practicality with an additional sink, space for further appliances, and direct access to the rear garden, ideal for busy households and keeping the main living areas clutter free.

The sitting room is equally impressive, offering a generously proportioned and fully carpeted space designed for relaxation. Large windows and patio doors allow for an abundance of natural light while also providing seamless access to the garden, blending indoor and outdoor living. An electric fireplace serves as an attractive focal point, creating a cosy and inviting environment during the cooler months.



First Floor

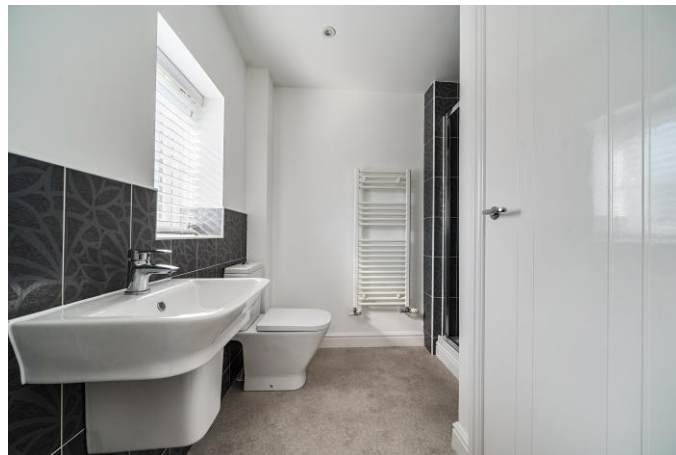
Upstairs, the property continues to deliver well balanced accommodation. The landing provides access to all four bedrooms, along with useful storage and an airing cupboard. The master bedroom is a spacious and comfortable retreat, complete with built in wardrobes and its own private ensuite shower room, featuring a shower, sink, and WC. This room also benefits from additional built in storage airing cupboard space. The remaining bedrooms are all well proportioned, making them suitable for a variety of uses such as children's rooms, guest accommodation, or even a home office. Bedroom two is a generous double overlooking the front of the property, while bedrooms three and four are positioned to the rear. Bedroom three includes built in storage, while bedroom four, although the smallest, still offers a versatile space with a pleasant outlook over the garden.

The family bathroom is well appointed and centrally located, comprising a bath with shower over, sink, and WC, ideal for serving the additional bedrooms.

Outside

Externally, the rear garden has been designed with ease of maintenance in mind. It provides an enjoyable outdoor space that can be enjoyed throughout the day. A patio seating area offers the perfect spot for al fresco dining, summer gatherings, or simply relaxing outdoors.

The garden also presents excellent potential for further landscaping, allowing buyers to truly make it their own. Side access leads conveniently from the rear garden to the front of the property, enhancing practicality. Overall, this property offers a fantastic opportunity to acquire a spacious, light filled, and well located family home in a great area, with excellent indoor and outdoor living space.



Viewing

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

Fixtures and Fittings

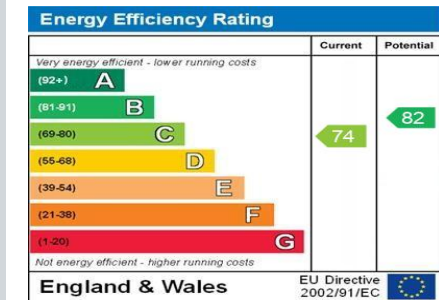
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.



Howkins & Harrison

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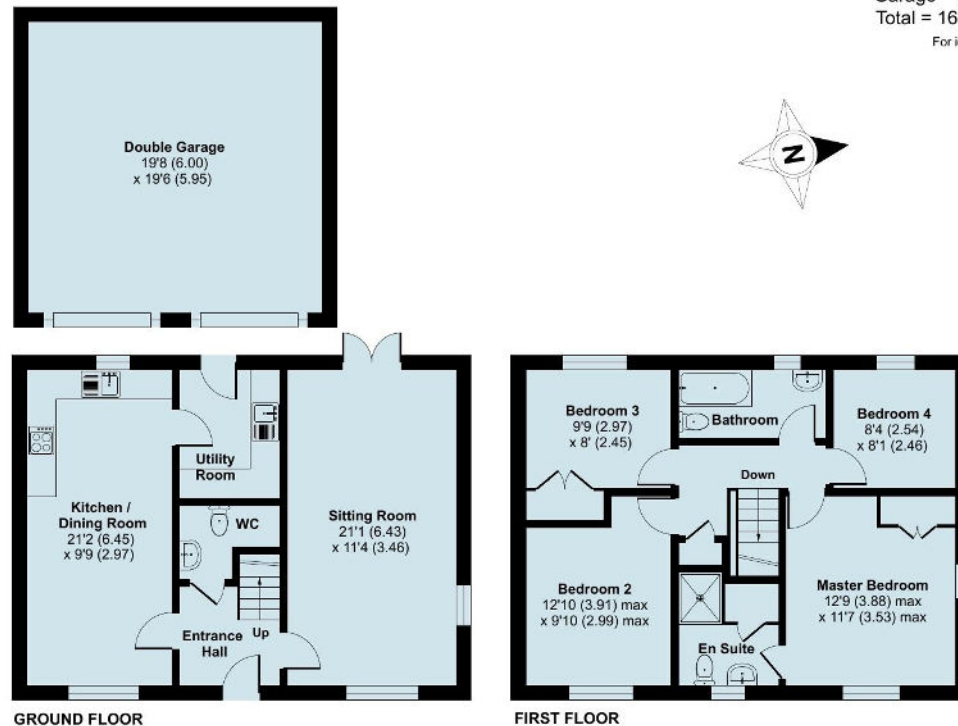
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Approximate Area = 1220 sq ft / 113.3 sq m

Garage = 384 sq ft / 35.6 sq m

Total = 1604 sq ft / 148.9 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). © nitchcom 2026. Produced for Howkins & Harrison. REF: 1435026

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