

59 Gloster Road, Lutterworth, Leicestershire, LE17 4QS

HOWKINS & HARRISON

59 Gloster Road, Lutterworth, Leicestershire, LE17 4QS

Guide Price: £350,000

Situated within a popular residential development, this attractive three bedroom detached property offers spacious, well planned accommodation throughout. Conveniently located within walking distance to the town centre with its range of shops, everyday amenities and local schools. The property combines practicality with a welcoming feel and excellent versatility, boasting an open plan kitchen/dining room and a principal bedroom with its own en-suite, further benefitting from driveway parking and a single garage.

Features

- Popular residential location
- Three-bedroom detached family home
- Close to Lutterworth town centre and all its amenities
- Open plan kitchen/dining room
- Spacious sitting room
- Principal bedroom with en-suite
- Off-road parking for two vehicles
- Private, landscaped rear garden
- Single garage







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 15 miles south of Leicester and 1 mile from M1 junction 20. The town offers many amenities including an abundance of shops, ranging from independent retailers to national chains, and supermarkets, including Morrisons and Waitrose. There are numerous restaurants, pubs and wine bars and a number of hotels including a traditional coaching inn. 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

From under a covered storm canopy, the property opens into a welcoming entrance hall featuring attractive Amtico flooring, with stairs rising to the first floor, an understairs cupboard providing an ideal space for storage and a useful door providing access to the garage. The spacious sitting room offers a warm and inviting living space, enhanced by a large front facing bay window with fitted blinds, affording plenty of natural light. The sitting room is finished with carpeting and flows seamlessly through double doors into the kitchen, providing an open plan feel. The kitchen is also fitted with Amtico flooring and offers an excellent range of stylish taupe cupboards, generous worktop space and a comprehensive selection of integrated appliances, including a dishwasher, induction hob, oven, grill/microwave and fridge/freezer. The sink is positioned to overlook the rear garden, while the available space for a dining table makes this a practical and sociable heart of the home. Double patio doors open directly onto the rear garden, creating a lovely connection between indoor and outdoor living. Adjacent to the kitchen is a separate utility room, offering space for both a washing machine and tumble dryer, housing the boiler and providing an additional door leading directly to the garden. The utility room also connects to a convenient downstairs cloakroom, fitted with a wash basin and WC.









First Floor

The first floor landing and bedrooms are fully carpeted, creating a comfortable and homely feel throughout, and also benefits from a large airing cupboard, complete with an internal radiator, alongside access to the loft, offering further useful storage options. The spacious principal bedroom benefits from deep built-in wardrobes, providing excellent storage, and is further complemented by its own en suite shower room, fitted with a walk-in shower, wash basin and WC, creating a private and practical retreat. To the front of the property, bedroom two is a generous double room with wardrobes, whilst bedroom three to the rear is another versatile room which can comfortably accommodate a double bed and enjoys views over the garden. The family bathroom is well equipped with a panelled bath with shower attachment, a separate walk-in shower enclosure, wash basin and WC, providing flexibility for busy households.



Outside

Upon approaching the property, you are greeted by a private driveway providing off-road parking for up to two vehicles in front of a single garage with has light and power connected. There is also convenient side access leading through to the rear garden which has been thoughtfully landscaped offering space to relax. The garden features a well-maintained lawn alongside an attractive porcelain tiled patio, providing an ideal space for al fresco dining and outdoor entertaining. The borders are elegantly edged with grey bricks and planted with a variety of mature shrubs and plants, creating a charming and inviting outdoor space. The garden also provides opportunities for keen gardeners to introduce flowers and additional planting to suit their own tastes.



Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

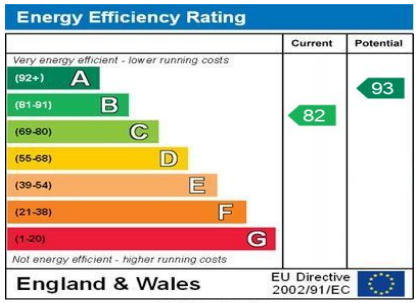


Viewing
Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

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.

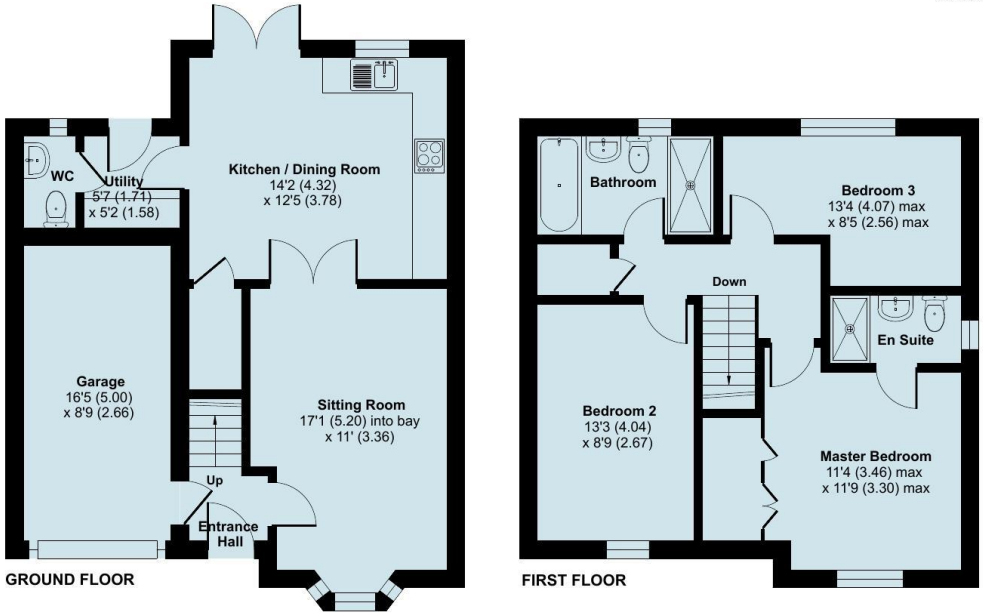
Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Harborough District Council Tel:01858-828282.
Council Tax Band – D.



Gloster Road, Lutterworth, LE17

Approximate Area = 1012 sq ft / 94 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1149 sq ft / 106.7 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: 1535043

Howkins & Harrison
12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone	01455 559203
Email	lutterworthproperty@howkinsandharrison.co.uk
Web	howkinsandharrison.co.uk
Facebook	HowkinsandHarrison
Twitter	HowkinsLLP
Instagram	HowkinsLLP

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.

www.thelondonoffice.co.uk
rightmove find your happy
RICS

This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.