



# 110 Greenacres Drive, Lutterworth, Leicestershire. LE17 4RN

- Four Bedroom Detached Family Home
- Sought After Location In Lutterworth
- Ent Porc,h Ent Hall, Front Living Room
- Dining Area, Kitchen, Lobby, Wc
- Landing, Four Bedrooms, Family Bathroom
- In Need Of Some Cosmetic Improvement And Refurbishment
- Driveway And Single Garage, Rear And Side Garden Areas
- Early Viewing Recommended
- EPC Rating C & Council Tax Band C



## PROPERTY DESCRIPTION

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Four bedroom detached home in this sought after location in Lutterworth. In need of some cosmetic improvement the property would make an ideal family home. In brief the property comprises of entrance porch, entrance hall, good size living room with square bay window to front, open access to the rear dining room with sliding patio doors leading out to the rear garden. The ground floor is completed with an ample kitchen area to the rear fitted with a range of base and wall units and a side lobby with side access door leading to the external wc. To the first floor the landing leads to three generous double bedrooms and a fourth single bedroom, there is also a family bathroom. Externally the property sits on the bend of the road offering a driveway for car standing and giving access to the single integral garage with up over door. A side gate leads through to the rear garden with patio, lawn and fence surround and a further lawn side garden area. An early viewing comes highly recommended to appreciate the potential of this lovely four bedroom home. EPC rating C, Council tax is band C.



## ROOM DESCRIPTIONS

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**Entrance Porch**

**Entrance Hall**

**Living Room**

17' 10" into bay area x 12' 5" (5.44m x 3.78m)

**Dining Room**

9' 0" x 8' 10" (2.74m x 2.69m)

**Kitchen**

11' 11" x 8' 11" (3.63m x 2.72m)

**Side Lobby**

**Outside Wc**

**Landing**

**Bedroom**

12' 8" x 11' 11" (3.86m x 3.63m)

**Bedroom**

12' 0" x 8' 9" (3.66m x 2.67m)

**Bedroom**

11' 3" to back of robe x 9' 0" plus ent area  
(3.43m x 2.74m)

**Bedroom**

9' 1" x 7' 5" (2.77m x 2.26m)

**Family Bathroom**

**External**

**Garage**

15' 10" x 7' 9" (4.83m x 2.36m)

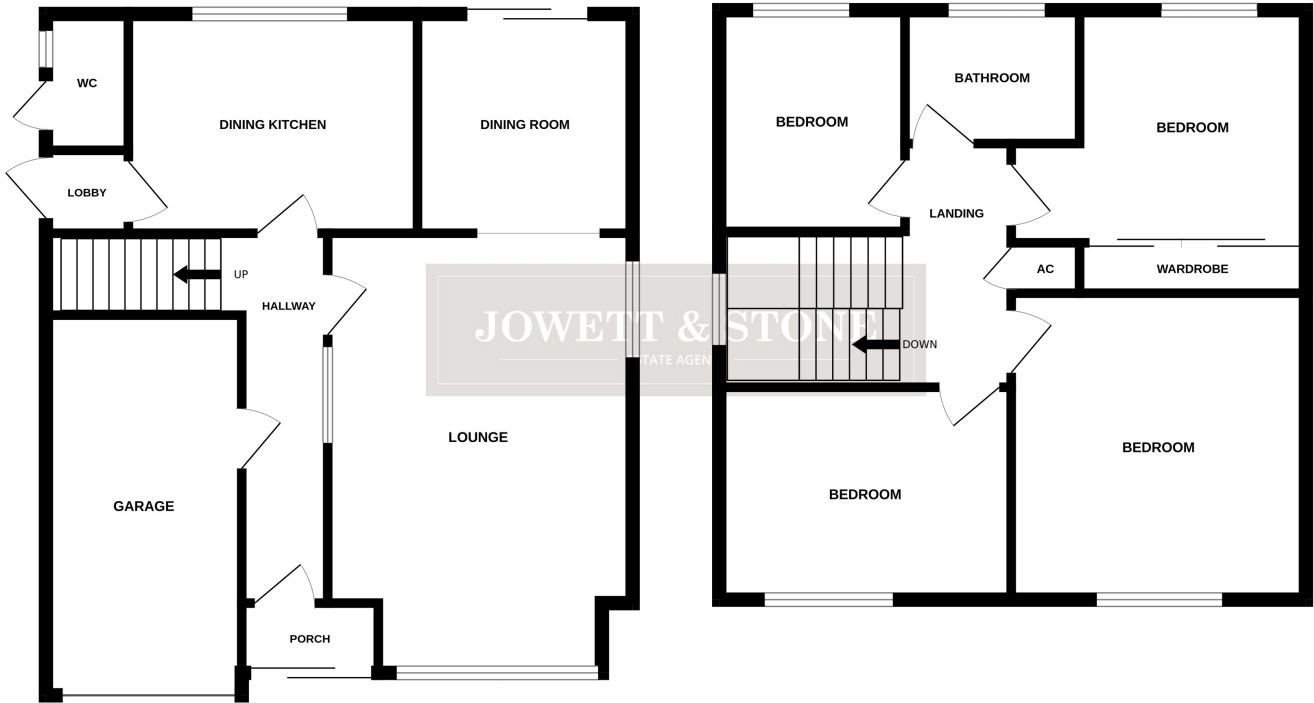
**Rear And Side Garden Areas**



# FLOORPLAN & EPC

GROUND FLOOR  
656 sq.ft. (61.0 sq.m.) approx.

1ST FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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