



3 Swinford Road,  
Lutterworth, LE17 6DG

**Guide price  
£375,000**

Nestled in the charming village of Catthorpe, Lutterworth, this nearly new end-terrace house on Swinford Road is a gem waiting to be discovered. Boasting a spacious 1,173 sq ft, this property offers a perfect blend of modern living and village charm. 3 good bedrooms and two bathrooms upstairs, there is ample space for the whole family to unwind and enjoy. the open plan kitchen dining snug is perfect for entertaining and time with family.

A standout feature is its convenient location. Situated in a much sought-after village, you'll find everyday essentials just a short stroll away at the Village Farm shop and pub. For families, Swinford Church of England Primary School and Lutterworth High School are within easy reach, making the school run a breeze.

With parking available for two vehicles, you'll never have to worry about finding a spot after a long day. Plus, being just 10 minutes from both Lutterworth and Rugby, you'll have a range of amenities and activities at your fingertips.

- VILLAGE HOME WITH NO CHAIN
- ENSUITE TO PRINCIPAL
- SEPARATE LOUNGE / UNDERFLOOR HEATING DOWNSTAIRS
- UTILITY / AIR SOURCE HEAT PUMP /
- PARKING FOR 2 CARS TO REAR
- 3 DOUBLE BEDROOMS
- FAMILY BATHROOM WITH SEPARATE SHOWER
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- GARDEN TO REAR AND SIDE
- FREEHOLD / EPC - B / COUNCIL TAX BAND - E