



**EDWARD KNIGHT**  
ESTATE AGENTS



14 Meteor Drive, Lutterworth, LE17 4QT

£245,000

Edward Knight Estate Agents are delighted to offer to the market this beautifully presented two-bedroom semi-detached home, occupying an enviable position at the end of a quiet cul-de-sac. The property enjoys a pleasant open green outlook to the front, with established trees providing an attractive and peaceful setting.



## Property Description

### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer to the market this beautifully presented two-bedroom semi-detached home, occupying an enviable position at the end of a quiet cul-de-sac. The property enjoys a pleasant open green outlook to the front, with established trees providing an attractive and peaceful setting.

Upon entering, the accommodation comprises a welcoming entrance hall leading through to a modern, well-appointed kitchen fitted with a range of contemporary units and ample worktop space. There is also a convenient guest WC. To the rear of the property, the spacious living room offers a bright and comfortable reception space, with views and access onto the rear garden - ideal for both relaxing and entertaining.

To the first floor, there are two generously sized double bedrooms and a well-maintained family bathroom fitted with a modern suite.

Externally, the rear garden is a particularly appealing feature of the home, offering a good-sized and private outdoor space. It includes a patio seating area perfect for outdoor dining, a well-kept lawn, and a garden shed providing useful storage. The driveway is positioned to the side of the property and offers off-road parking for two vehicles.

This attractive home would make an ideal first-time purchase, downsize, or investment opportunity, and early viewing is highly recommended.





Viewings are strictly by appointment with the Edward Knight Regent Street office.

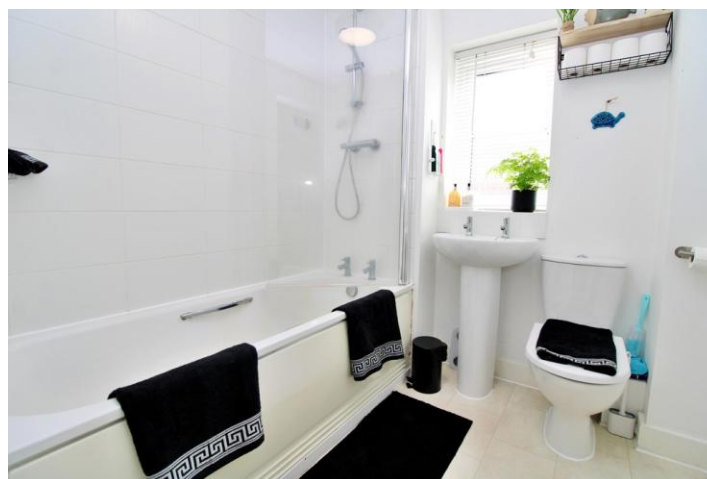
#### LOCATION

Lutterworth is a charming market town situated in the Harborough District of Leicestershire, approximately 6.8 miles north of Rugby and 15 miles south of Leicester.

Ideally positioned for commuters and businesses alike, the town offers excellent access to major road networks including the M6 motorway, A14 road, M1 motorway, M69 motorway and the A5 road. It is also conveniently located near Magna Park, one of Europe's largest dedicated distribution centres.



Lutterworth boasts a wide range of amenities, including a variety of independent retailers alongside national chains, as well as supermarkets such as Morrisons and Waitrose. The town also offers an excellent selection of restaurants, traditional pubs, wine bars and hotels, including a characterful coaching inn.



Education is a particular highlight, with highly regarded local schools within walking distance of the property, including Lutterworth College, making the area especially popular with families.

#### ENTRANCE HALL

13' 4" x 6' 5" (4.06m x 1.96m)

#### KITCHEN

7' 2" x 10' 2" (2.18m x 3.1m)

**GUEST WC**

5' 9" x 3' 4" (1.75m x 1.02m)

**LIVING ROOM**

13' 8" x 13' 8" (4.17m x 4.17m)

**FIRST FLOOR**

**MASTER BEDROOM**

**BEDROOM TWO**

**BATHROOM**





Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.