



2 & 2A Lutterworth Road, Burbage, LE10 2DN  
£500,000



Freehold. **\*\*FOUR BEDROOM HOUSE, COMMERCIAL UNIT & COACH HOUSE\*\*** Wards are proud to present this rare investment opportunity. The listing includes a superb, characterful double fronted detached property, comprising a four bedroom house with adjacent tenanted commercial unit, situated in the heart of the sought after village of Burbage, within easy walking distance of a variety of amenities. The property exudes character with its wealth of period features. The spacious accommodation briefly comprises the following: Ground Floor: open Reception Room, Lounge, Kitchen/Diner, Conservatory, WC. First Floor: four Bedrooms, Master with Ensuite and Family Bathroom. Externally, there is a block paved driveway leading to a detached Coach House/Garage to the front, with charming landscaped gardens to the rear. The tenanted commercial unit comprises a ground floor retail unit with ancillary office, with further office and kitchen to the first floor and stores to the second floor. Gas fired central heating and UPVC double glazing.

### Reception Room

**3.65 x 9.2 Metres**

With feature brick fireplace with gas insert, two period built in bookcases, double doors to the Lounge and solid wood flooring. Two UPVC sash windows to the front elevation.



### Kitchen/Diner

**4.67 x 3.7 Metres**

Fitted with a range of sage green base and wall units with granite effect work surfaces over and one and a half stainless steel sink and drainer. Freestanding cooker with extractor fan over, dishwasher and washing machine. Tiled splashbacks and flooring. Timber windows to Conservatory.



### Lounge

**5.88 x 4.82 Metres**

With feature fireplace with marble hearth and wood surround and period display cabinets either side. Understairs store cupboard and solid wood flooring. UPVC double glazed bay window with window seat to the rear with further UPVC window to the Conservatory.



## Conservatory

3.9 x 4.89 Metres

With tiled flooring and UPVC double glazed windows and doors to the rear.

## WC

Fitted with two piece white suite comprising wash hand basin and low flush WC. LED light, extractor fan and tiled flooring. UPVC double glazed window to the rear.

## Landing

With UPVC double glazed sash window to the front elevation and loft access hatch.

## Master Bedroom

4.81 x 2.91 Metres

With wooden flooring and UPVC double glazed windows to the rear and side elevations.

## Ensuite

1.41 x 2.25 Metres

With three piece white suite comprising pedestal wash hand basin, low flush WC and electric shower in a cubicle. Extractor fan, electric towel rail and light with shower socket. Full height tiling.

## Bedroom Two

3.64 x 3.62 Metres

With built in pine bedroom furniture comprising two and a half double wardrobes and a chest of drawers. UPVC double glazed sash window to the front elevation.

## Bedroom Three

3.69 x 3.84 Metres

With feature fireplace and UPVC double glazed sash window to the front elevation.

## Bedroom Four

2.43 x 3.88 Metres

With gas fired central heating boiler, airing cupboard and UPVC double glazed window to the rear elevation.





## Bathroom

2.11 x 2.44 Metres

With three piece white suite comprising pedestal sink, low flush WC and bath. Wood panelling with tiling above and tiled flooring. Ceiling spots, extractor fan and UPVC window double glazed window to the rear.

## Coach House

7.79 x 3.03 Metres

With power, lighting and timber double doors to the front elevation.

## Outside

To the front elevation there is a block paved driveway leading to the Coach House/Garage. To the rear, the charming landscaped gardens are predominantly laid to lawn with attractive shrubbery borders, with a stone patio area adjacent to the house. The garden is enclosed with timber fencing and brick walling.

## Commercial Unit

2 Lutterworth Road comprises a three storey commercial premises adjacent to the dwelling, with a total Net Internal Area of 594 sq ft (55.2 sq m). The accommodation briefly comprises: Ground Floor: Retail Sales with Ancillary Office. First Floor: Office, Kitchen and WC. Second Floor: Stores. The property is let to Holiday Lounge Limited, who are currently holding over at a rental of £5,800 per annum. A new internal repairing and insuring lease has been agreed to commence on 9 February 2025 at a rental of £7,200 per annum exclusive which is currently being documented.



2 Lutterworth Road - EPC Rating - D(86)  
2A Lutterworth Road - EPC Rating - D(63)

Council Tax Band - D

Call 01455 251771 to make an appointment to  
view this property





TOTAL FLOOR AREA: 2562 sq.ft. (238.1 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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20 Station Road  
 Hinckley Leicestershire LE10 1AW

01455 251771  
 info@wardsonline.co.uk

wardsonline.co.uk



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